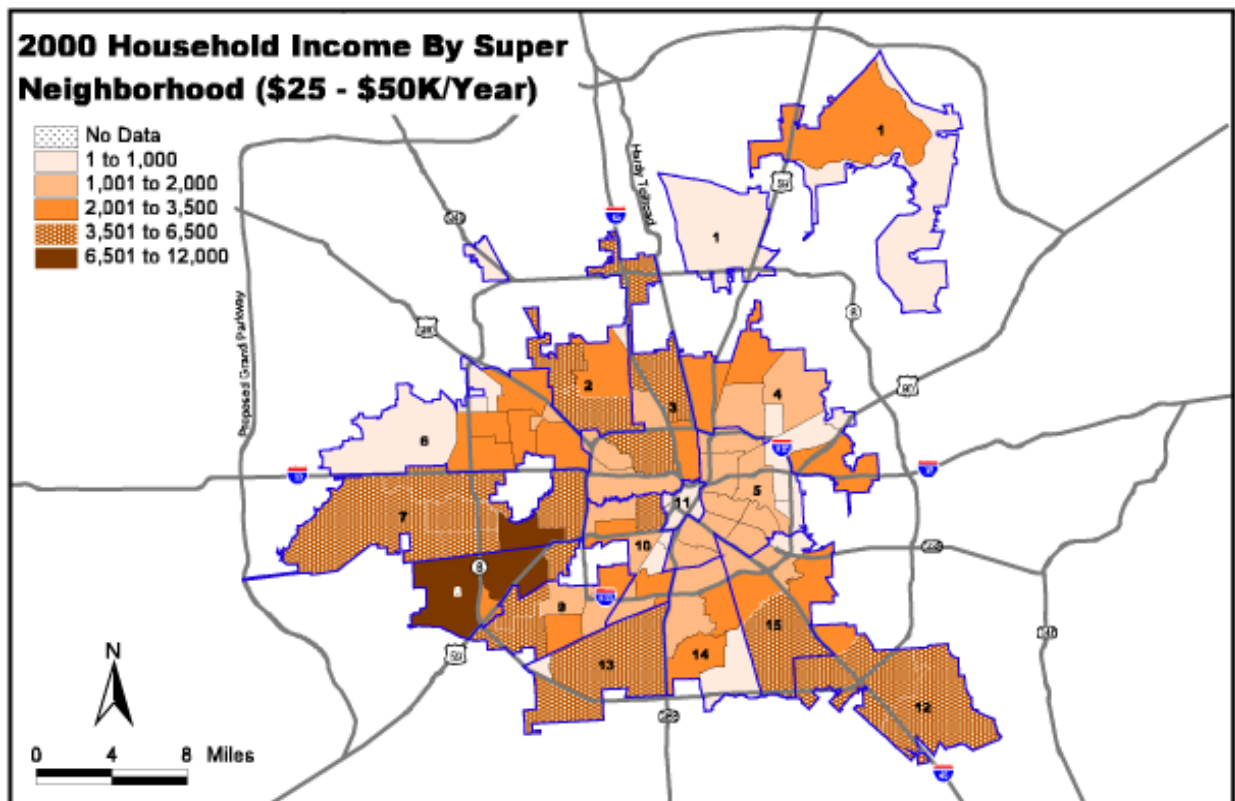
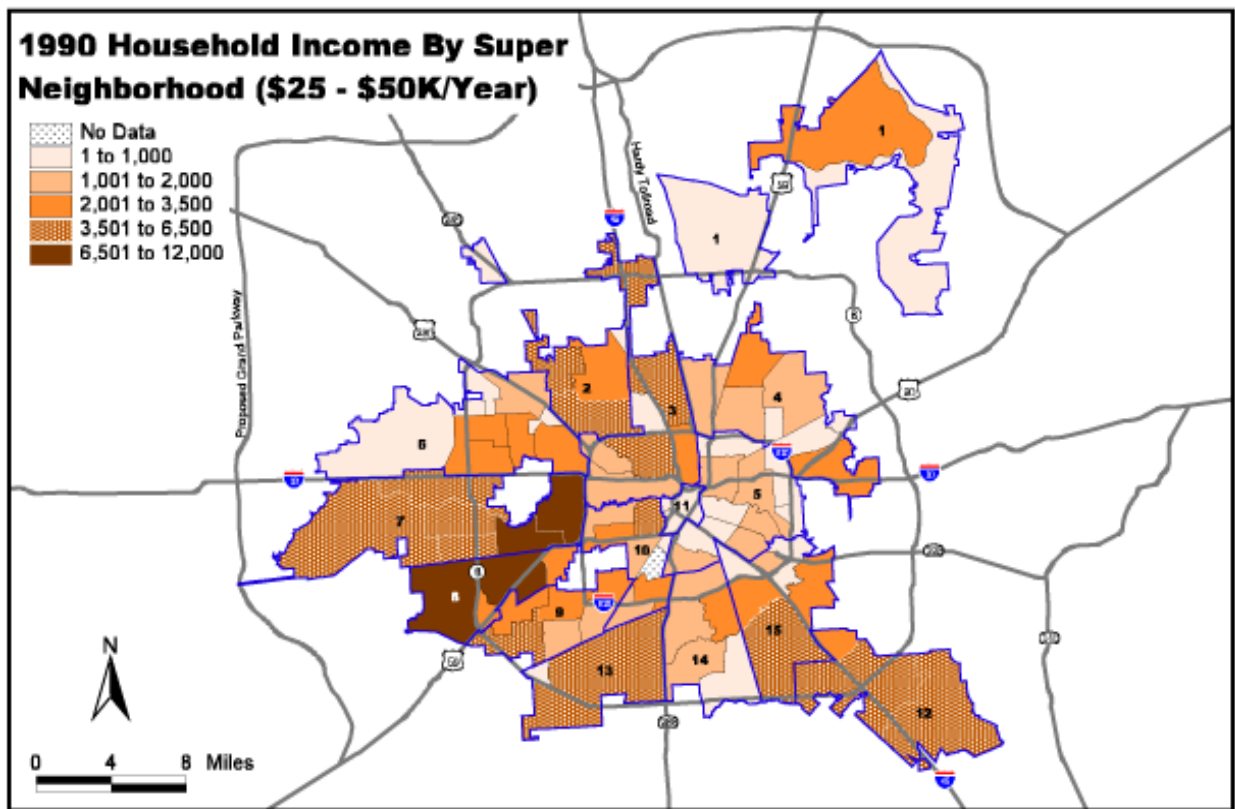


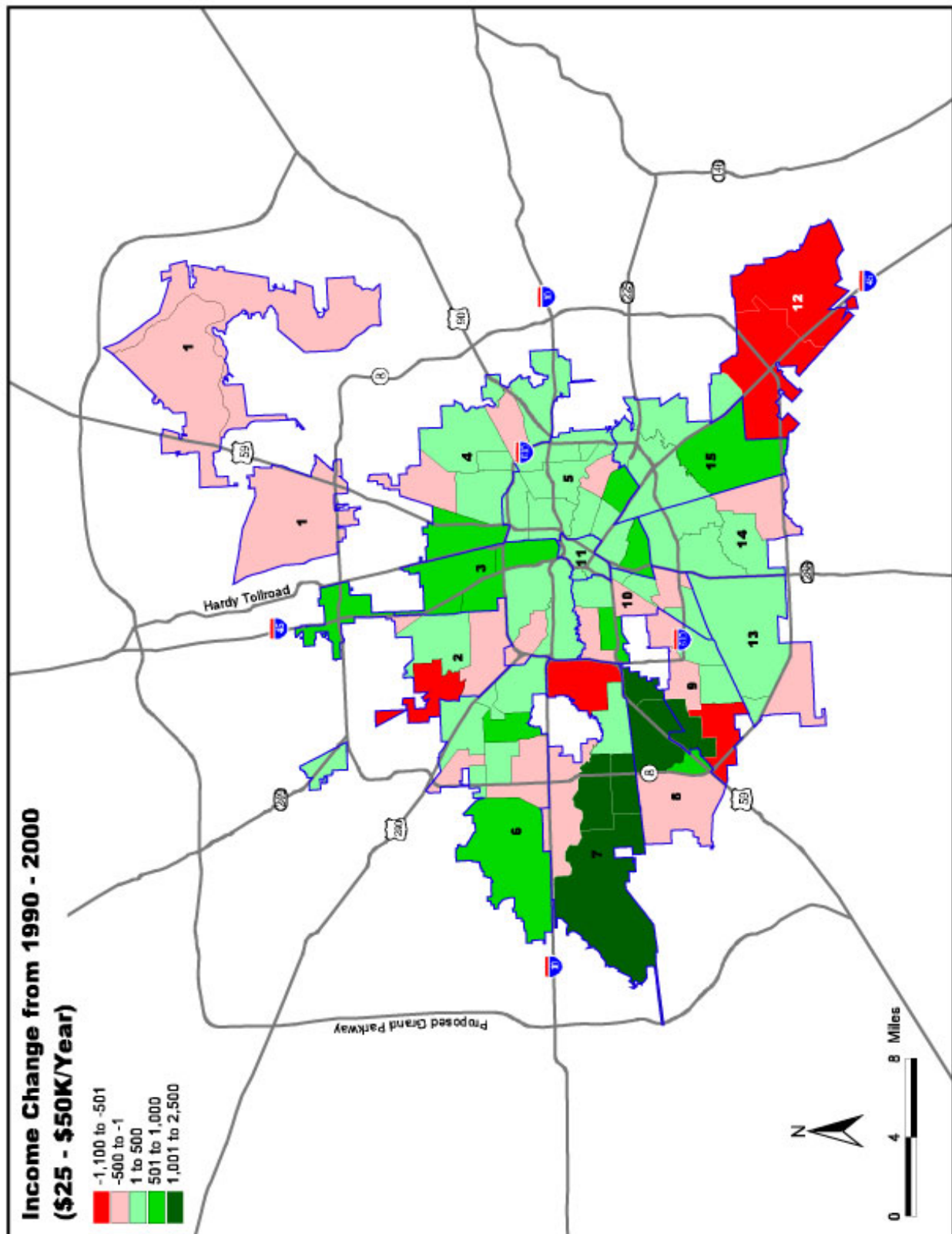
## City-wide Demographics



**Map 3.31. and Map 3.32.**

Source Data: U. S. Census Bureau 1990-2000

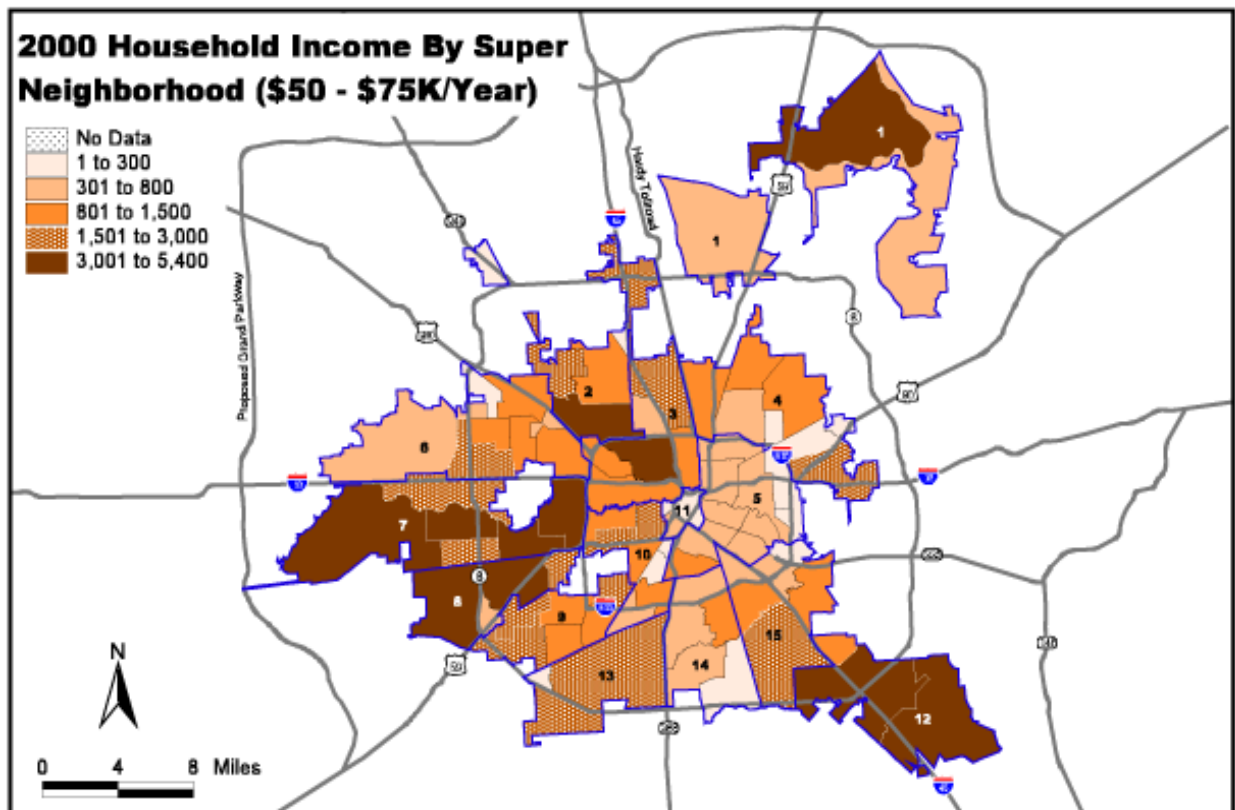
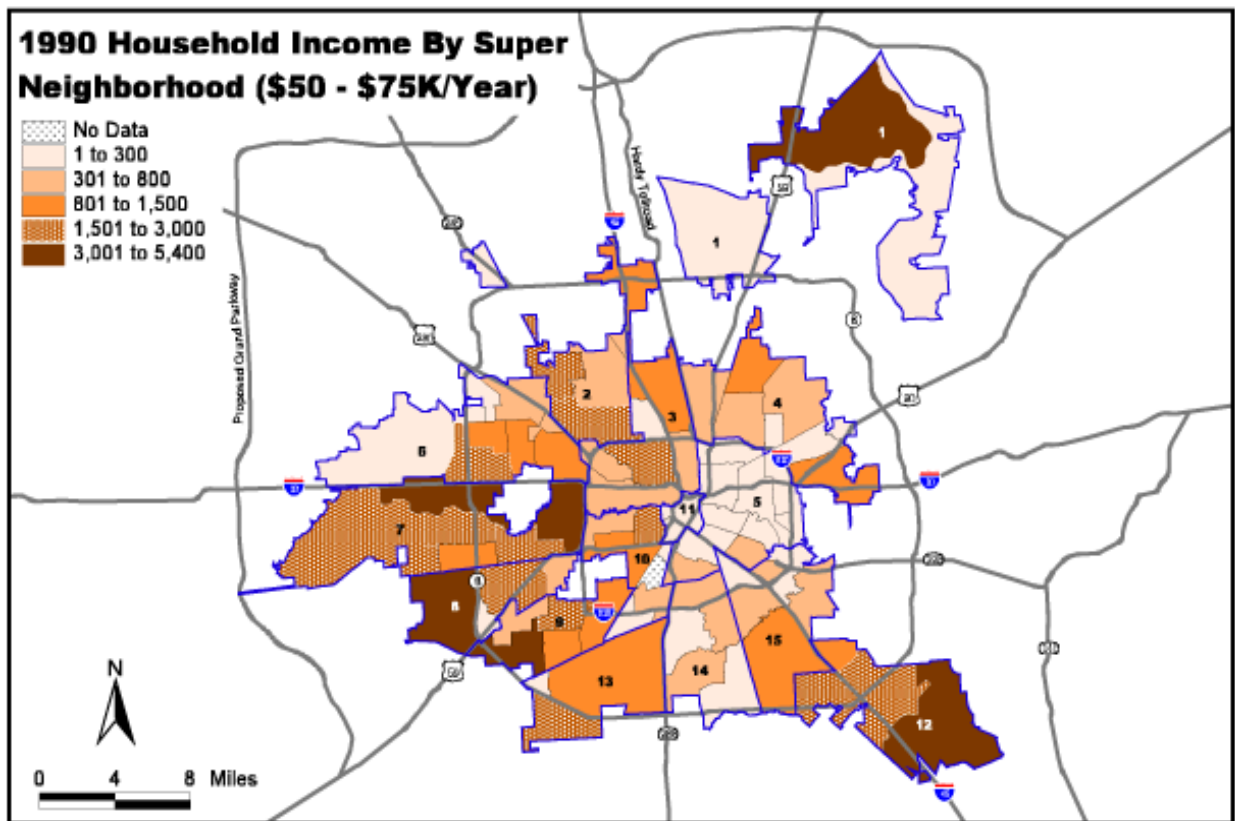
## City-wide Demographics



**Map 3.33**

Source Data: U. S. Census Bureau 1990-2000

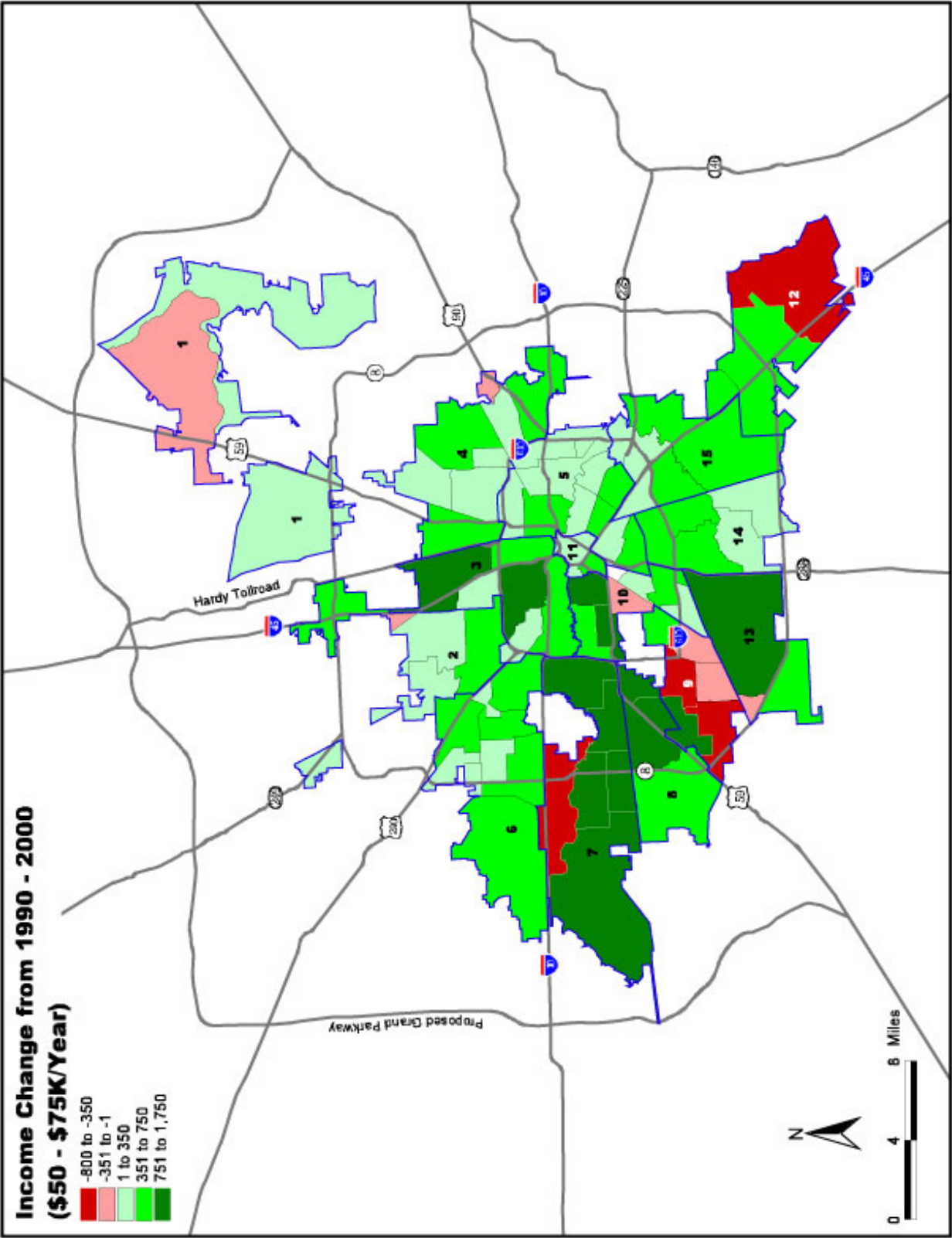
## City-wide Demographics



**Map 3.34. and Map 3.35.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics

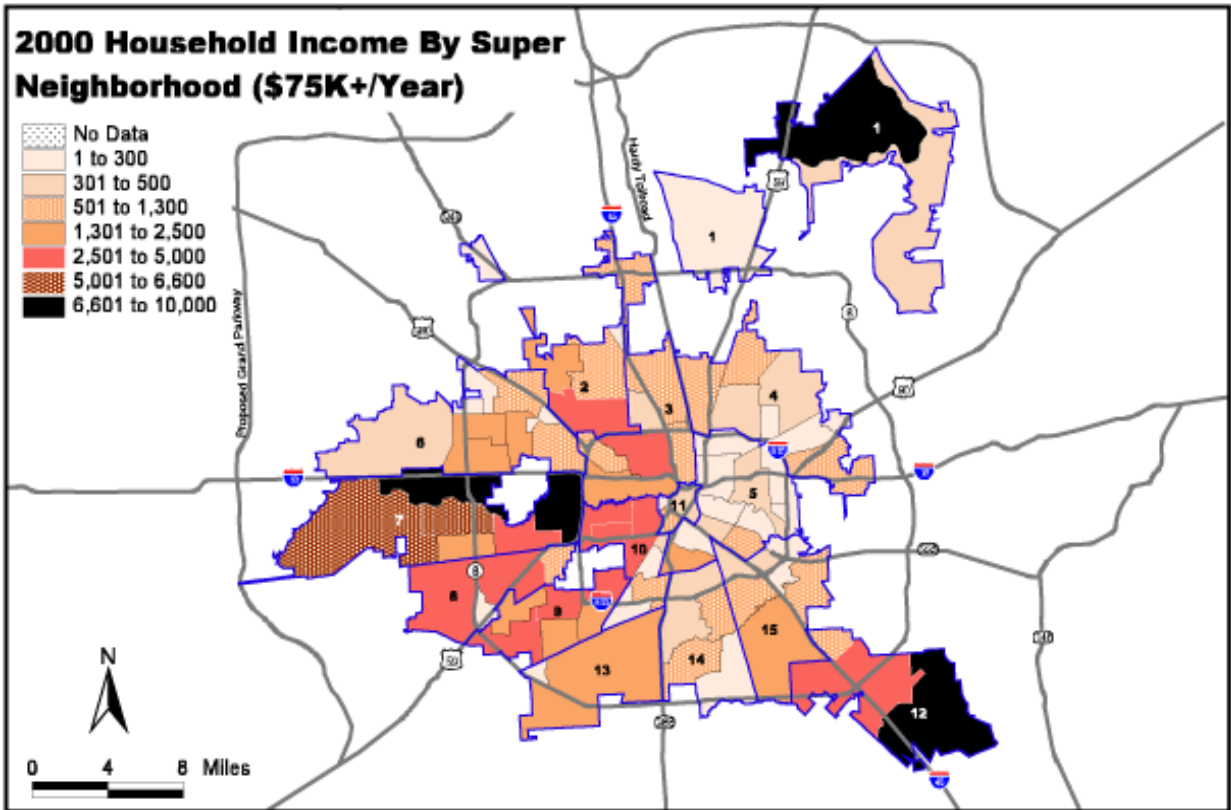
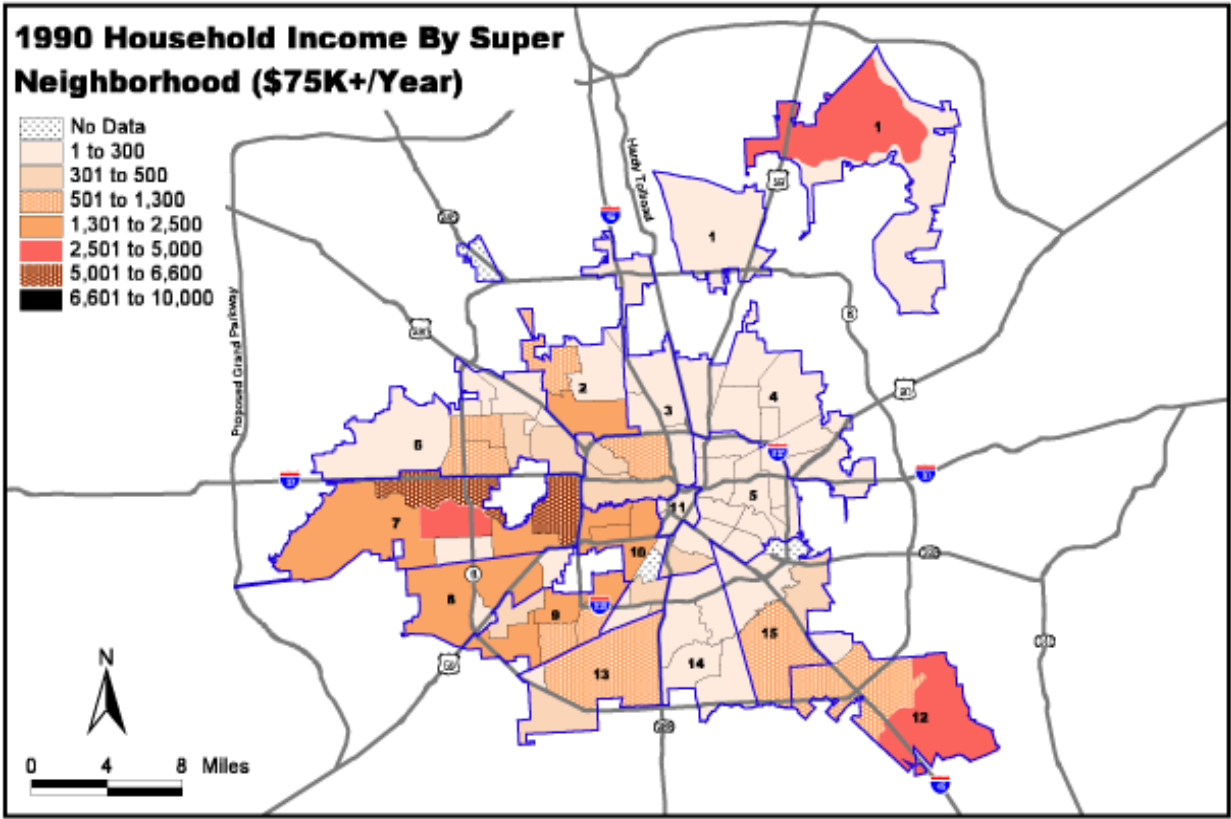


### Map 3.36.

Source Data: U. S. Census Bureau 1990-2000



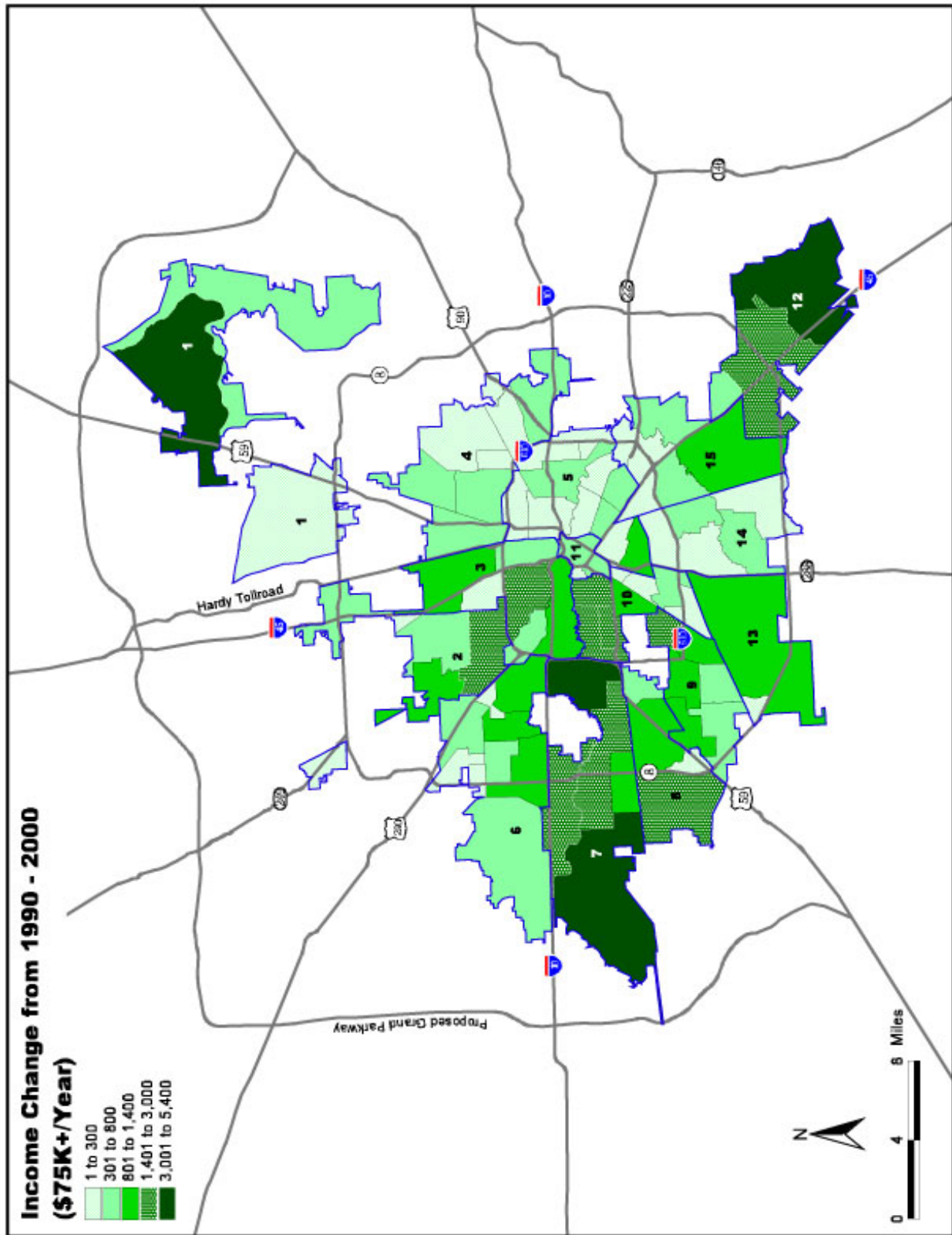
## City-wide Demographics



### Map 3.37. and Map 3.38.

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics



**Map 3.39.**

Source Data: U. S. Census Bureau 1990-2000

## *City-wide Demographics*

### **Households earning between \$50,000 - \$75,000**

- *Between 1990 and 2000, the number of households in this category increased moderately citywide.*
- *The southwest saw the largest portion of this increase.*
- *In 12 Super Neighborhoods the number of households in this category declined. Greater Fondren saw the largest decline in this income category.*

### **Households earning \$75,000 or more**

- *Between 1990 and 2000, the number of households in this category increased substantially more than the previous two lower categories combined.*
- *Three Super Neighborhoods saw the highest gains: Kingwood, Clear Lake and Greater Uptown.*
- *Super Neighborhoods located inside Loop 610 accounted for ¼ of the total household increase in this category.*

### **Unemployment**

The citywide average for unemployment was 7.6%. The distribution pattern is fairly similar to that of income throughout the City; higher income areas tend to have lower unemployment and lower income areas tend to have higher unemployment. In 2000, unemployment was higher east of downtown and lower in a wedge-extending west from downtown as well as to the far northeast and far southeast. In 2000 unemployment in the City ranged from a low of 1.7% to a high of 38.8%.

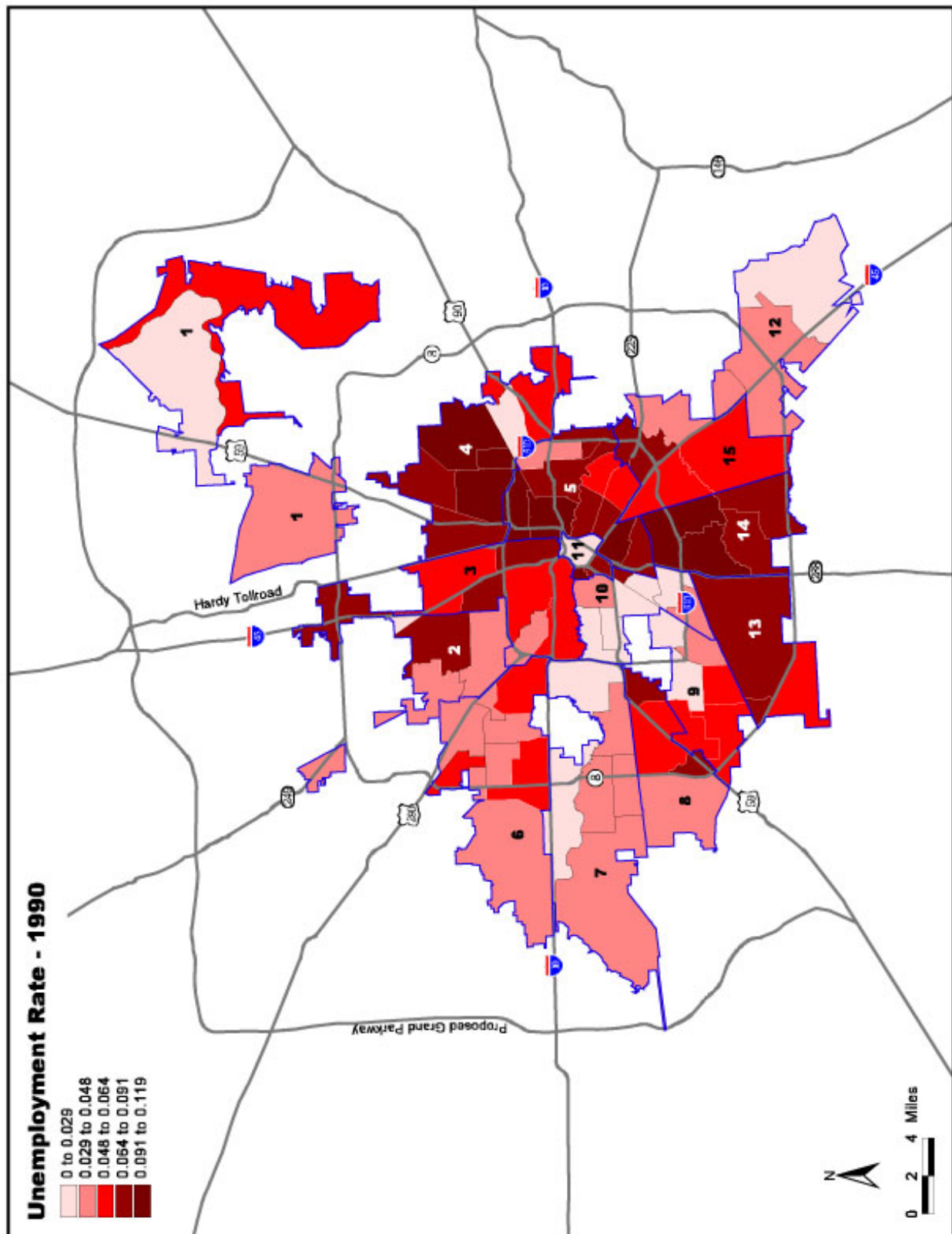
### **Major Trends 1990-2000**

- *Most areas saw some increase in the unemployment rate*
- *City average increased from 5.0% to 7.6%*
- *Most areas with high unemployment saw the trend continue*
- *This trend is especially evident northeast and south of Downtown*

### **Unemployment Change 1990-2000**

While a few areas, primarily west of downtown, saw declines in unemployment rates, most parts of the City saw slight increases. The citywide unemployment rate increased from 5.0% to 7.6% between 1990 and 2000. With a few exceptions, above-average increases in the unemployment rate took place in Super Neighborhoods across the north central, northeast, and southeast portions of the City. Several areas including, Greater Third Ward, Downtown, and Fondren Gardens had especially large increases. In 2000, more than a third of Greater Third Ward's population was unemployed. This is more than triple the 1990 figure.

## City-wide Demographics

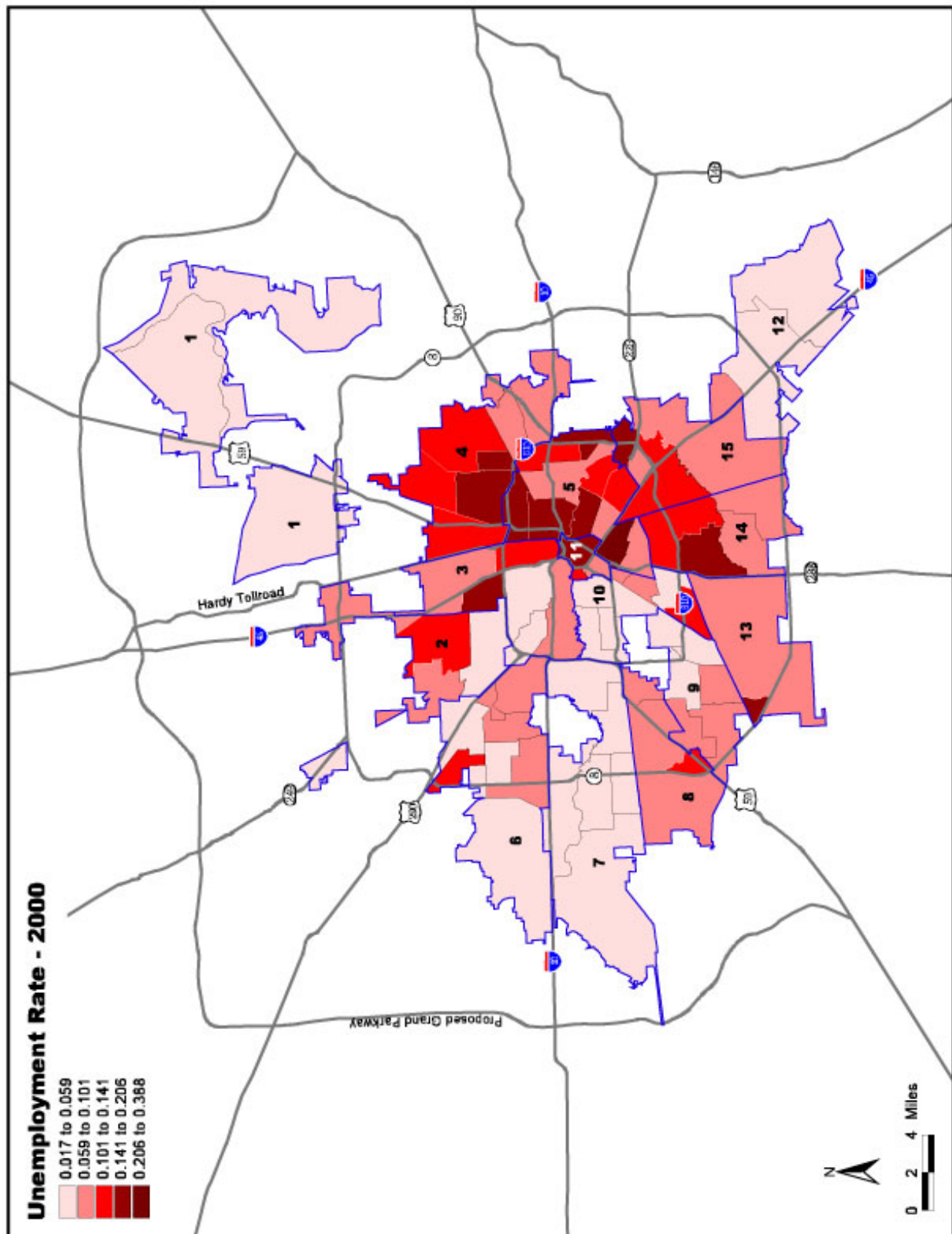


**Map 3.40.**

Source Data: U. S. Census Bureau 1990-2000



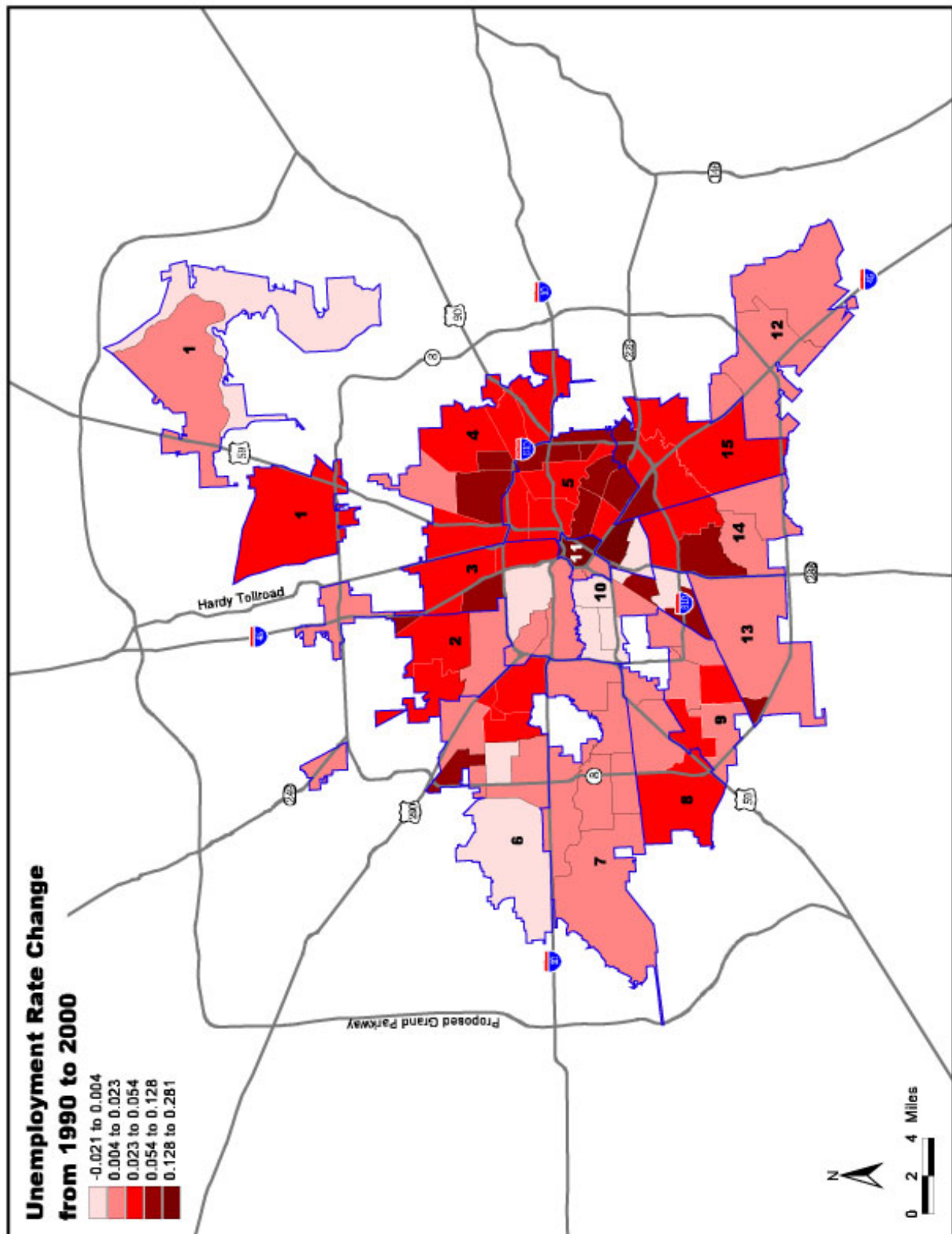
## City-wide Demographics



**Map 3.4I.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics



**Map 3.42.**

Source Data: U. S. Census Bureau 1990-2000

# City-wide Demographics

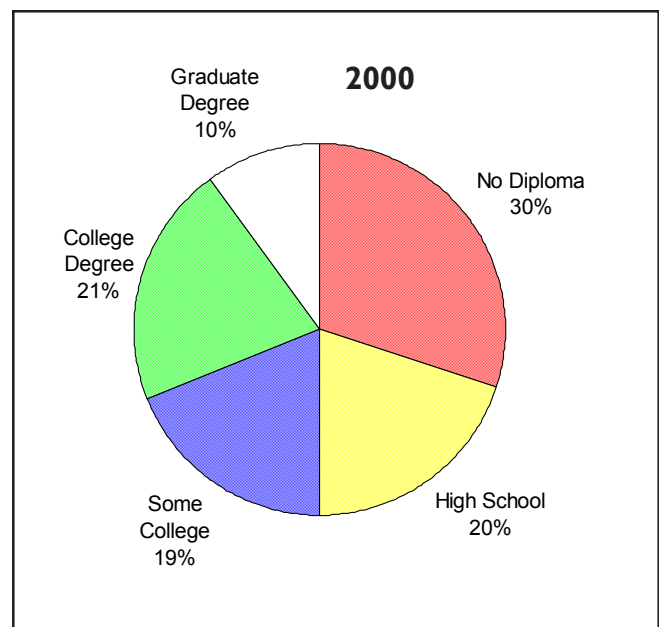
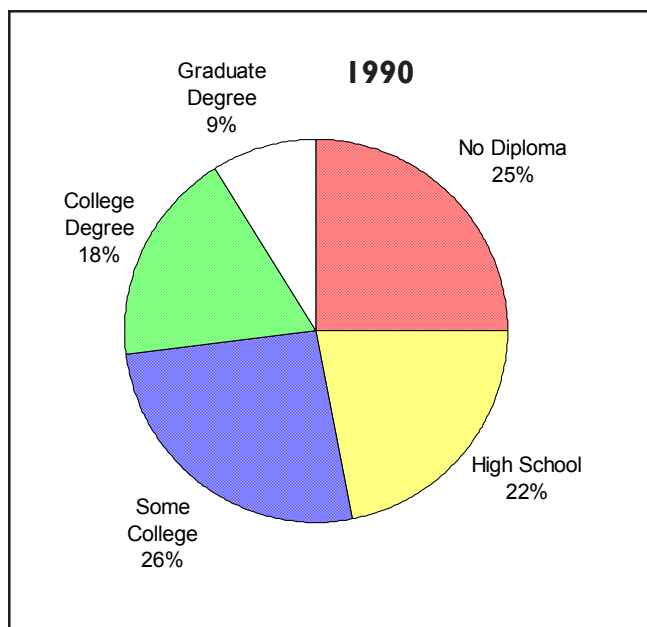
## Educational Attainment

Of the 61% of the population in the City over 25 years of age, 20% had a high school diploma in 2000, while nearly 30% had no high school diploma. This represents an increase over the 1990 educational attainment figures for this category. See Appendix C for further statistics on education.

*Note: Census data compiles educational attainment data only for population that is 25+ years, as this segment of the population is likely to have had the opportunity to*

*complete their education (whether it is a graduate degree, college degree, some college, high school diploma, or no high school diploma). Therefore, in this document educational attainment discussion refers to population that is 25+ years. Low level of educational attainment refers to those with or without a high school diploma; high level of educational attainment refers those with a college degree or graduate degree.*

**Figure 3.6.**  
**Educational Attainment: 1990 and 2000**



Source: U. S. Census Bureau, 1990 and 2000

## Major Trends: 1990 to 2000

The proportion of the City's population without a diploma or only high school diploma is increasing.

- *The largest increase is in the population with no high school diploma.*
- *At the other end of the spectrum, the number of persons with some college or higher is also increasing.*

# City-wide Demographics

## Changes related to Education: 1990-2000

The level of educational attainment of the City as a whole declined and the number of persons with low educational levels increased.

### No Diploma

The proportion of the City's population with no diploma increased from 25% to 30% in the last decade.

Outside Loop 610, almost all Super Neighborhoods (except on the west and far northeast) experienced increases in the number of persons with no diploma. Inside Loop 610, Super Neighborhoods west of downtown experienced decreases, while those east of downtown experienced increases. See also Figure 3.7. below

Increases were clustered in several areas:

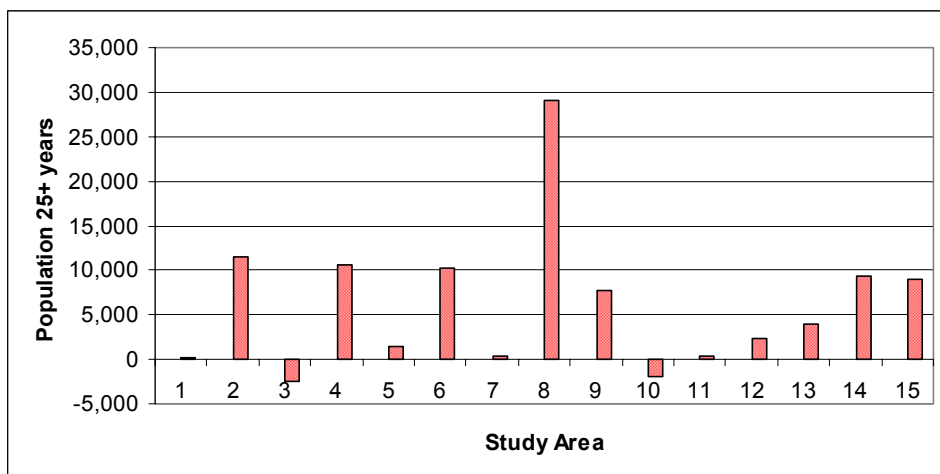
- *Almost 40% of this citywide increase in this educational attainment category occurred in*

*the southwest between I-10 and Highway 288. Sharpstown, Alief, and Gulfton, together accounted for 1/4<sup>th</sup> of the total increase.*

- *Other areas that experienced significant increases were in the north, and northeast.*

In about 1/5<sup>th</sup> of the Super Neighborhoods, the number of persons without a degree made up the majority of the Super Neighborhood.

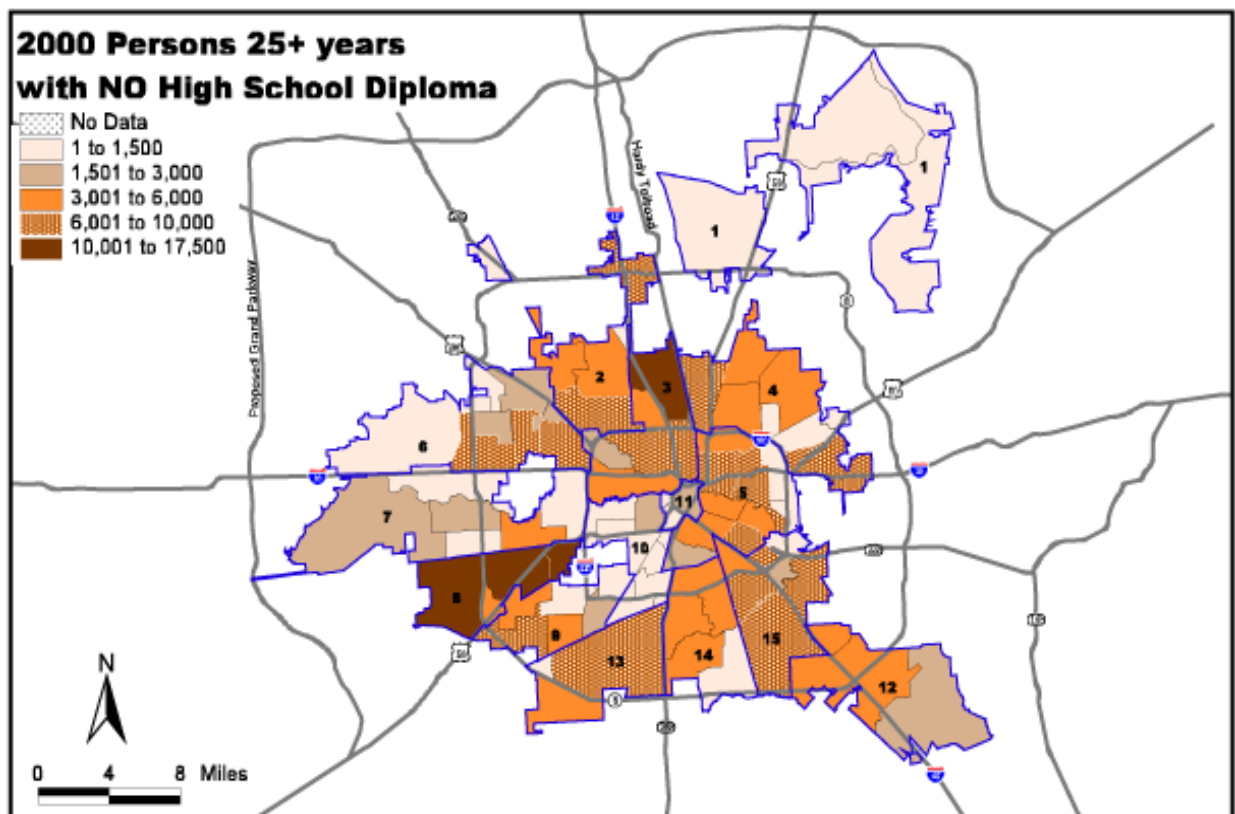
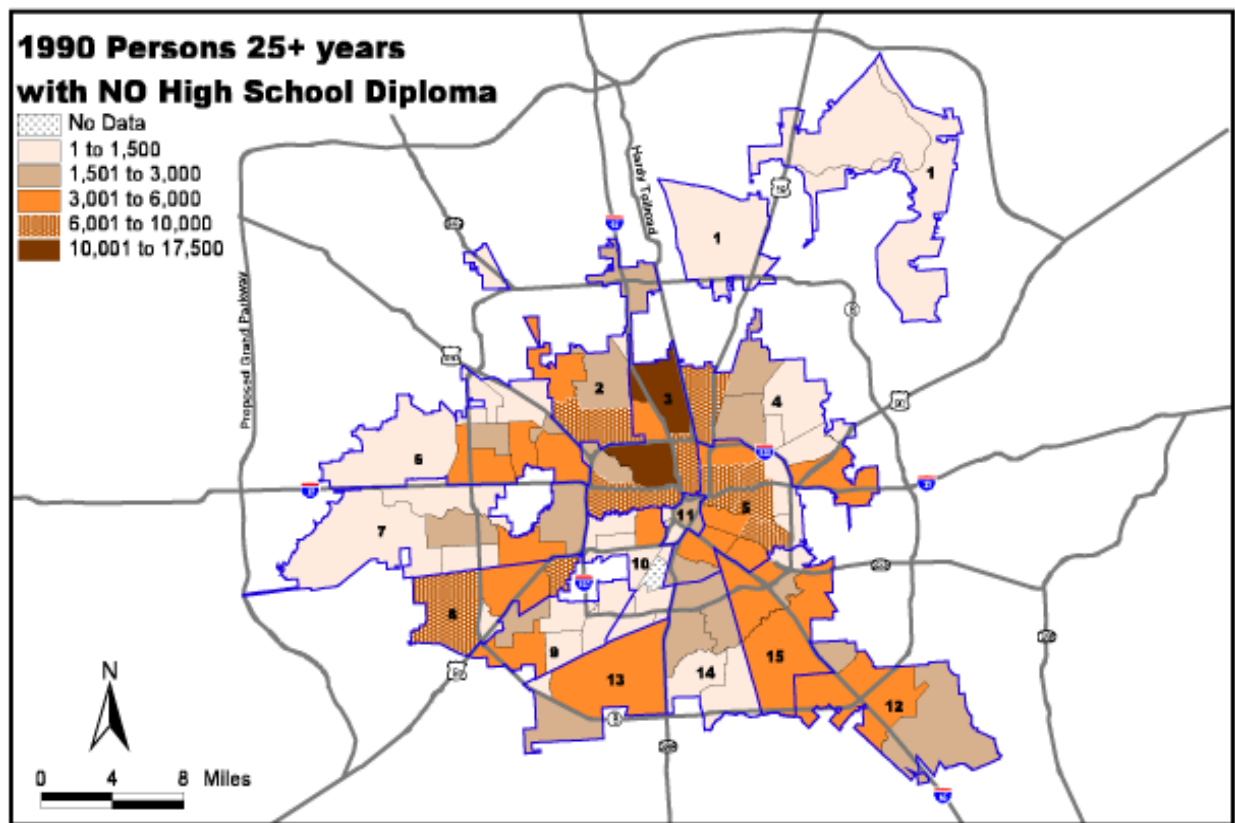
**Figure 3.7.**  
**Change in Population with No Diploma**



Source: U. S. Census Bureau, 1990 and 2000



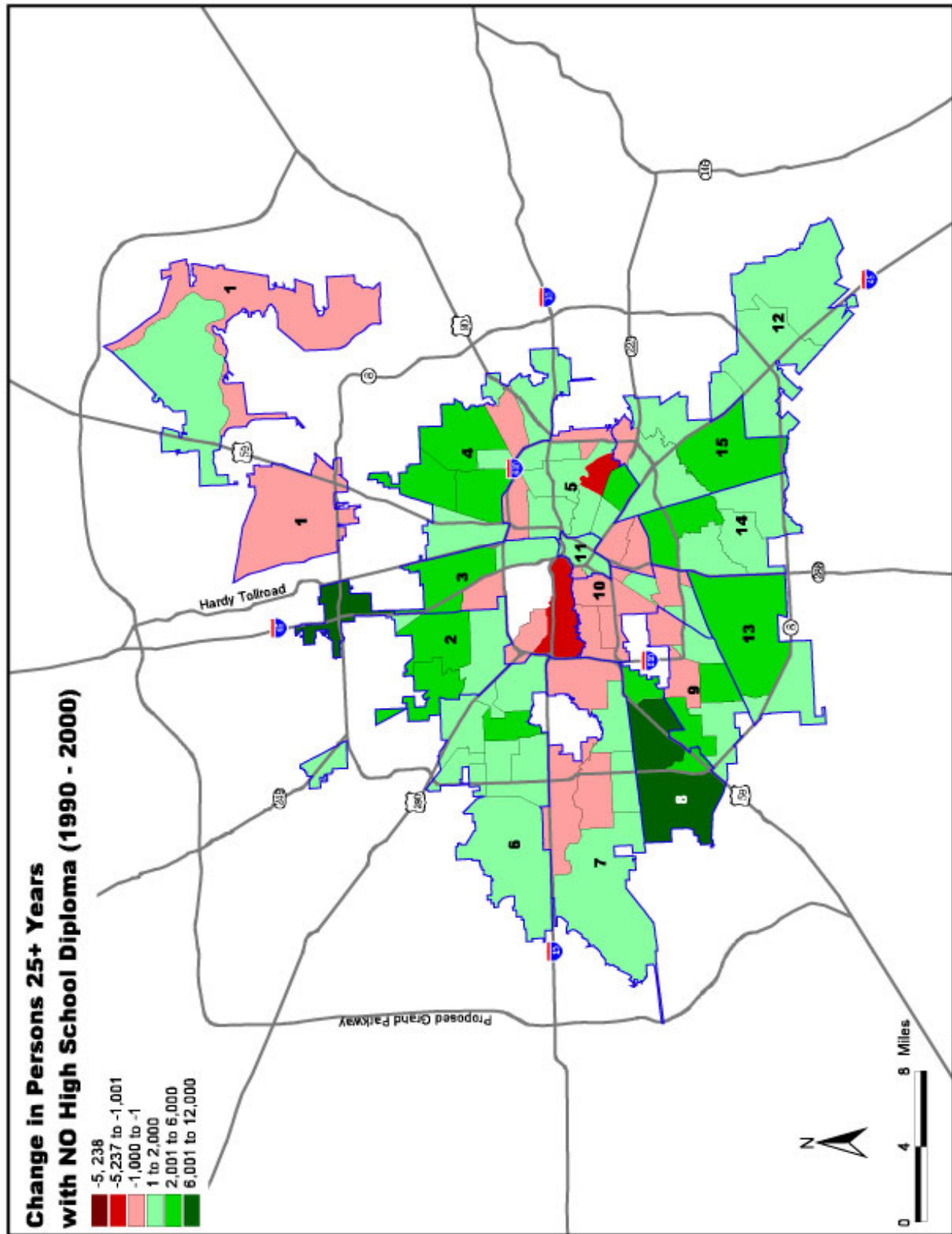
## City-wide Demographics



**Map 3.43. and Map 3.44.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics



**Map 3.45.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics

### High School Diploma

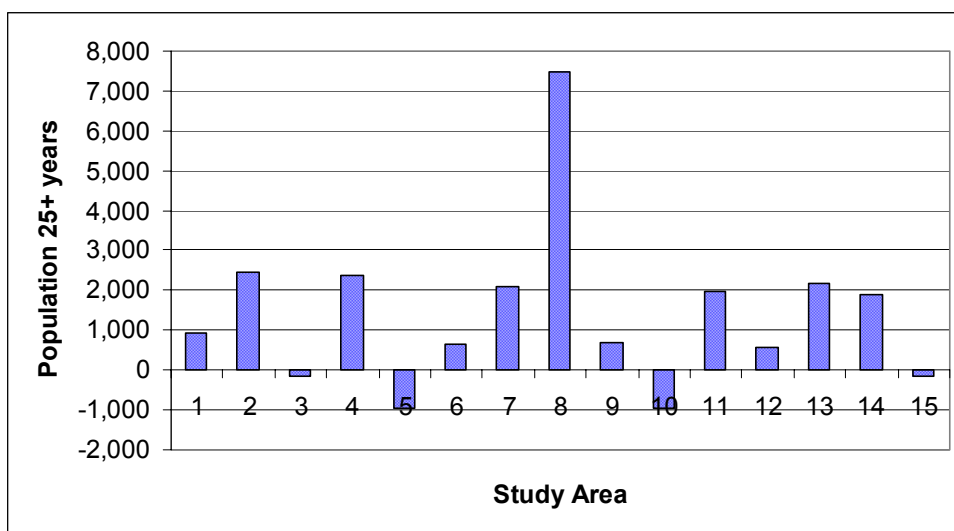
Population with only a high school diploma grew moderately in the last decade. The proportion of the City's population with only a high school diploma decreased from 22% to 20%.

Citywide, more than half of the Super Neighborhoods experienced increases in population with only a high school diploma. Significant increases occurred in Greater Greenspoint, Sharpstown, Braeburn and Downtown.

Several Super Neighborhoods experienced declines in population with only a high school diploma. Super Neighborhoods inside Loop 610 accounted for half of the decline, especially in Greater Fifth Ward, Third Ward, and Magnolia Park. Outside Loop 610, the declines were specially concentrated in Meyerland and Greater Fondren Southwest Super Neighborhoods. See also Figure 3.8 below.

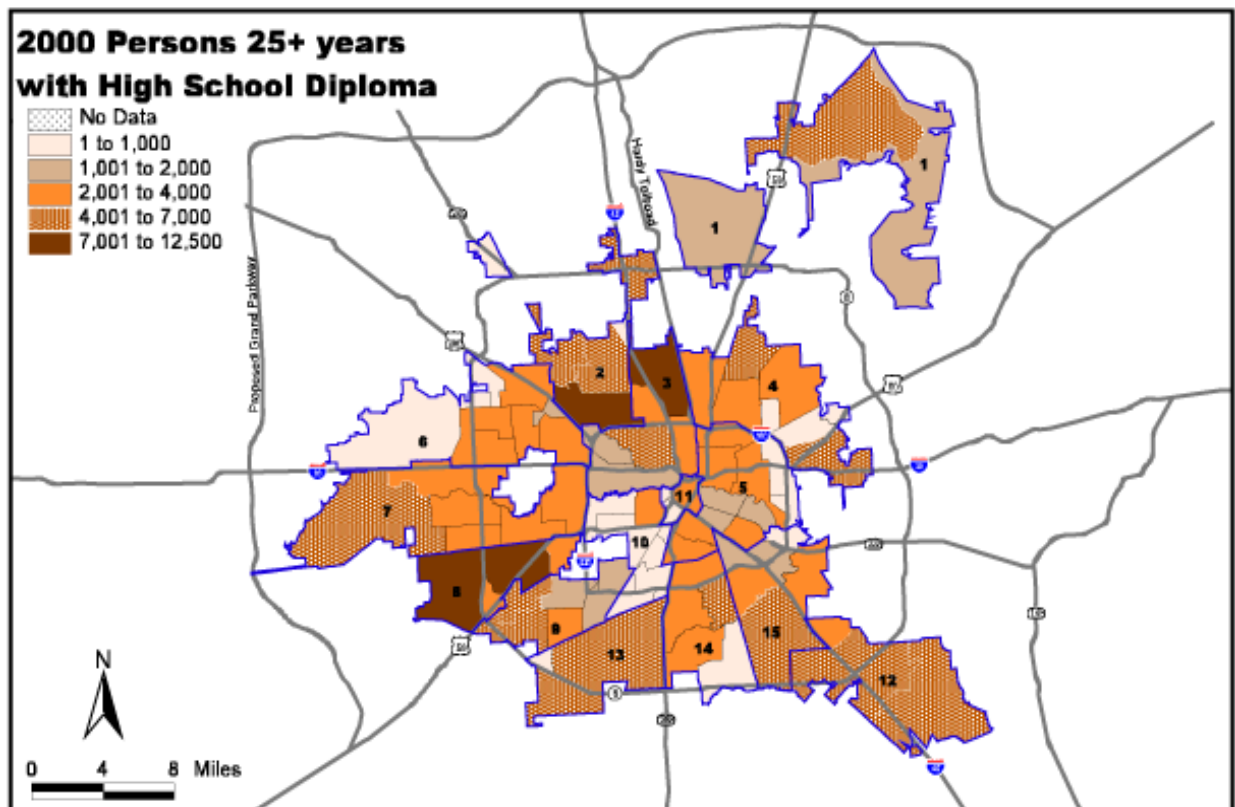
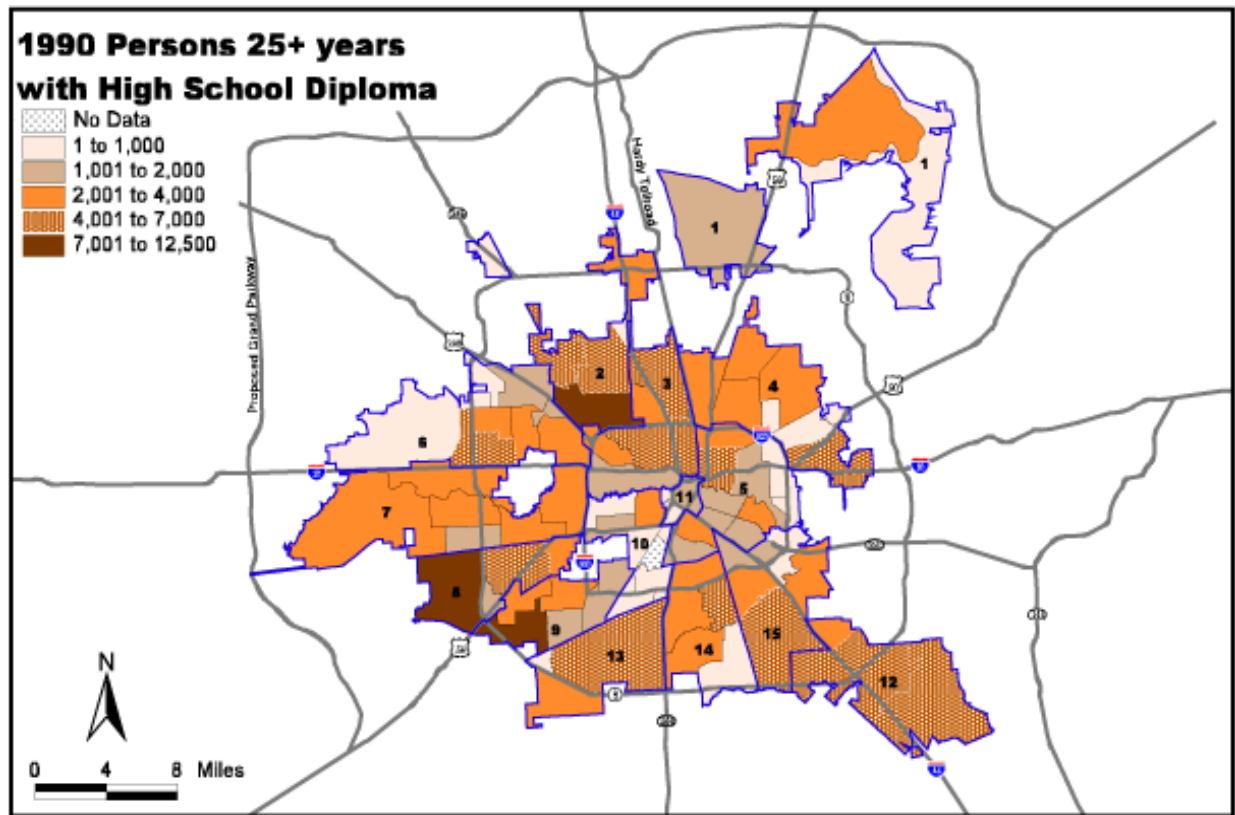
Several Super Neighborhoods had about a 1/3<sup>rd</sup> of the population with only a high school education. These are generally spread out in the eastern half of the City.

**Figure 3.8.**  
**Change in Population with High School Diploma Only**



Source: U. S. Census Bureau, 1990 and 2000

## City-wide Demographics

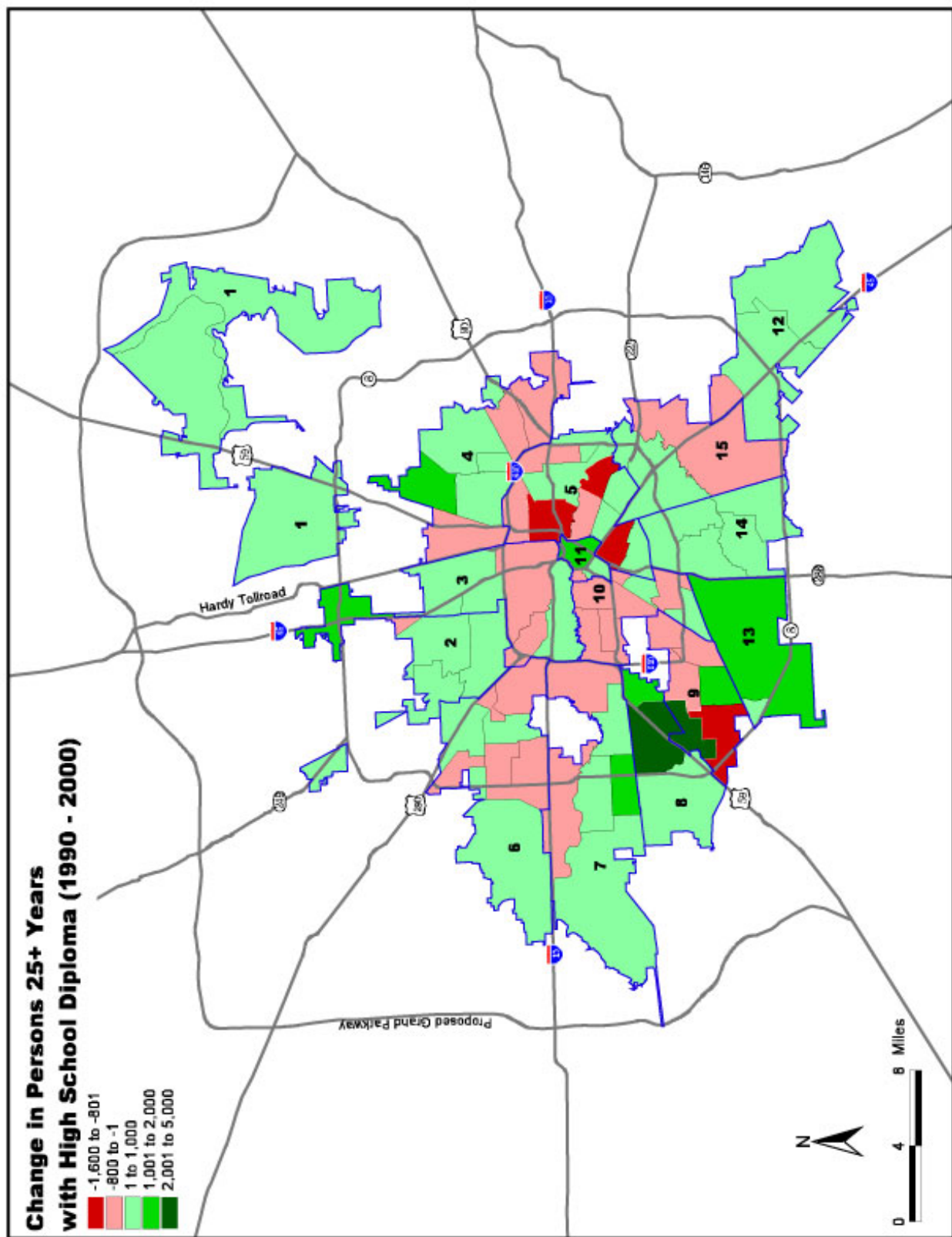


**Map 3.46. and Map 3.47.**

Source Data: U. S. Census Bureau 1990-2000



## City-wide Demographics



**Map 3.48.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics

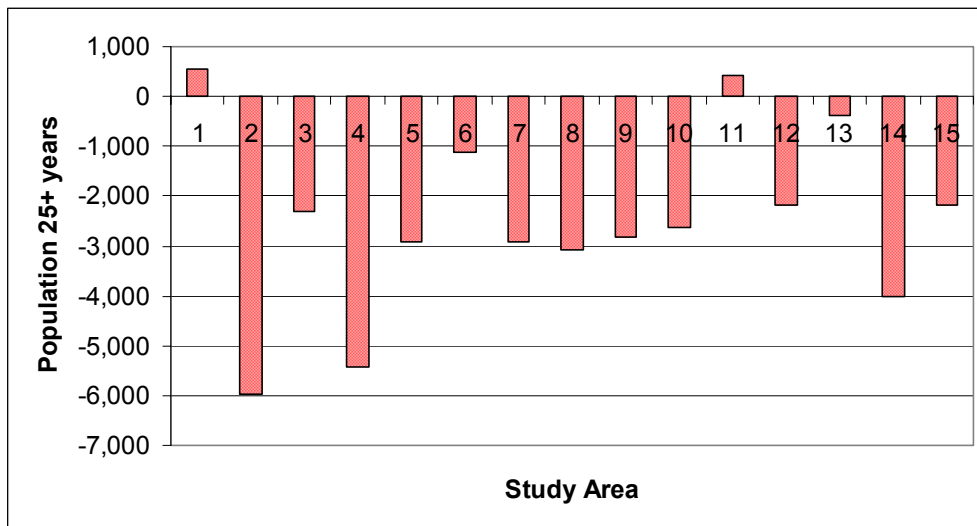
### Some College

Population in this category decreased citywide. In 2000, about 19% of the population had some college education, as compared to 26% in 1990.

More than half of the Super Neighborhoods experienced declines in the number of persons with some college education. Declines may be due to loss of population or to an increase in the number of persons in this category obtaining college degrees. Super Neighborhoods with the largest declines include Alief, Greater Fondren S.W., and Greater Greenspoint. See also Figure 3.9 below.

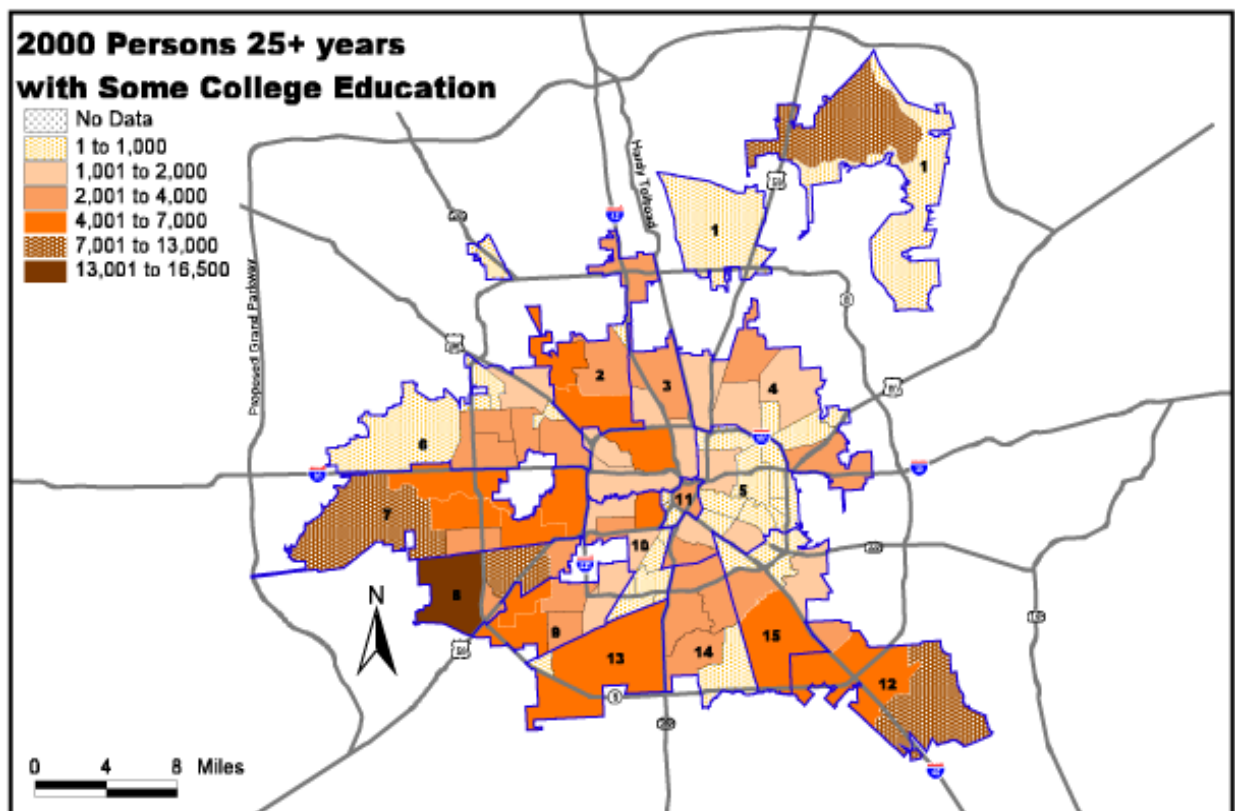
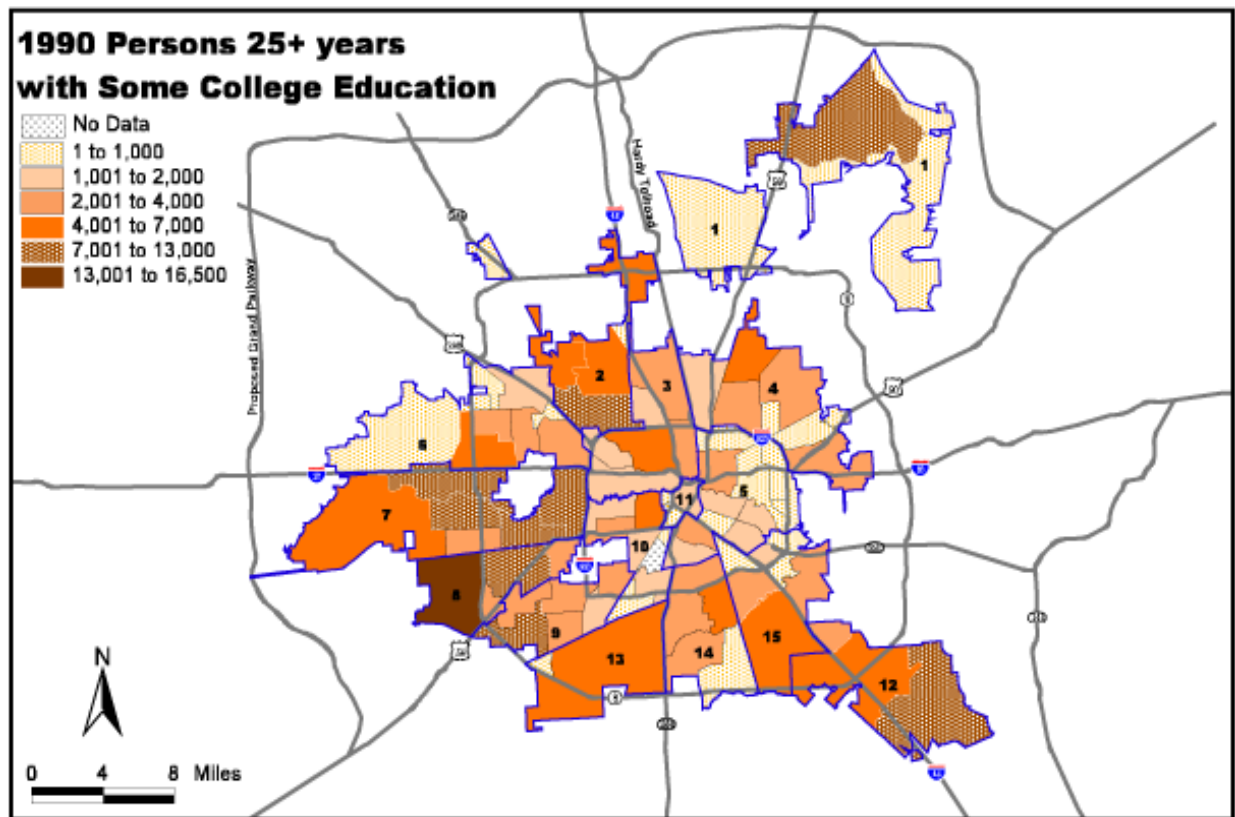
Several Super Neighborhoods experienced marginal increases in population in this category. Braeburn and Sharpstown, together, account for more than a 1/3<sup>rd</sup> of the increase. Super Neighborhoods with highest concentrations of population with only some college education are generally along the City's edges.

**Figure 3.9.**  
**Change in Population with Some College**



Source: U. S. Census Bureau, 1990 and 2000

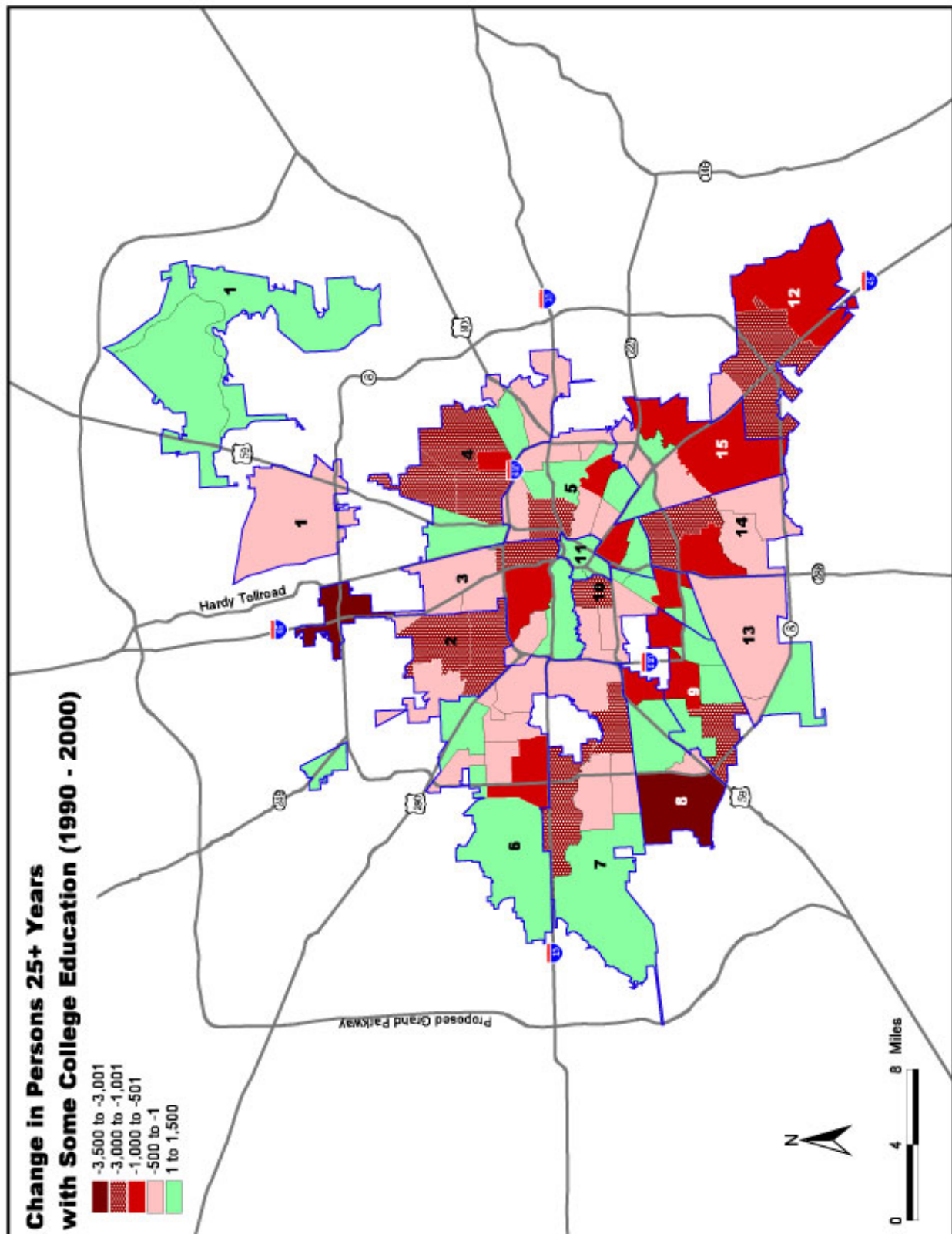
## City-wide Demographics



**Map 3.49. and Map 3.50.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics



**Map 3.51.**

Source Data: U. S. Census Bureau 1990-2000



## City-wide Demographics

### College Degree

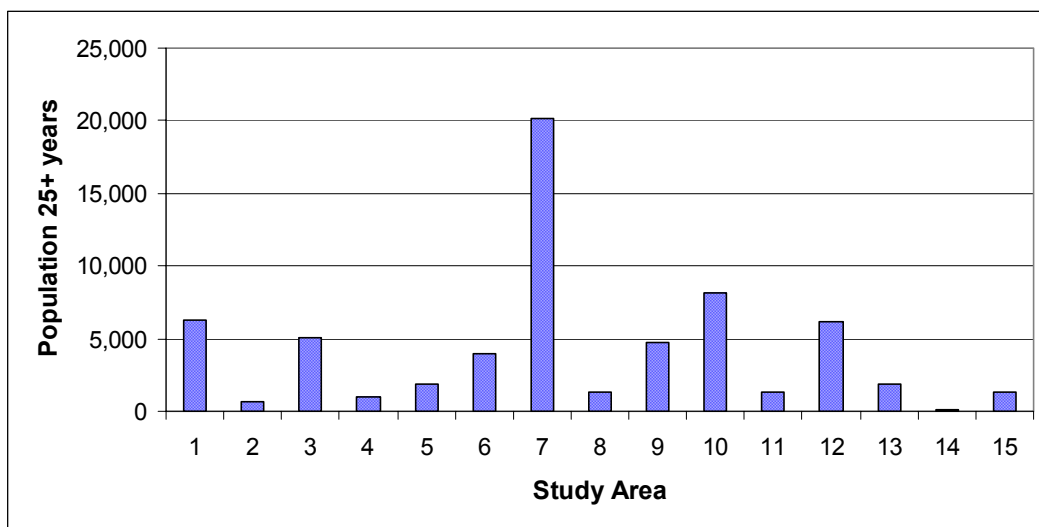
Population with college education grew significantly during the decade. In 2000, college graduates represented 21% of the population, as compared to 18% in 1990.

Citywide, most of the Super Neighborhoods gained population that was college-educated. See also Figure 3.10 below. Super Neighborhoods outside Loop 610 accounted for 3/4<sup>th</sup> of the total increase. Increases were concentrated in several areas.

- *Super Neighborhoods on the west (between Downtown and City limits) accounted for 40% of the increase.*
- *Kingwood and Clear Lake area also experienced significant increases.*

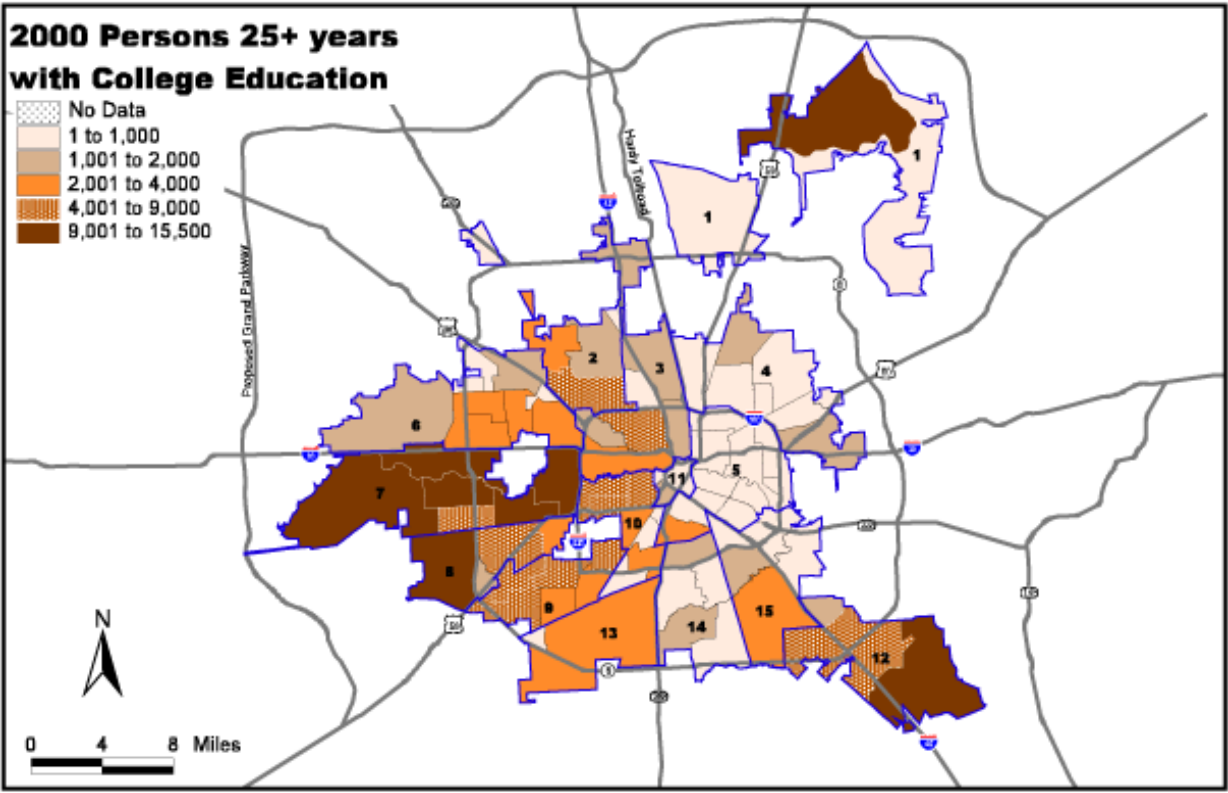
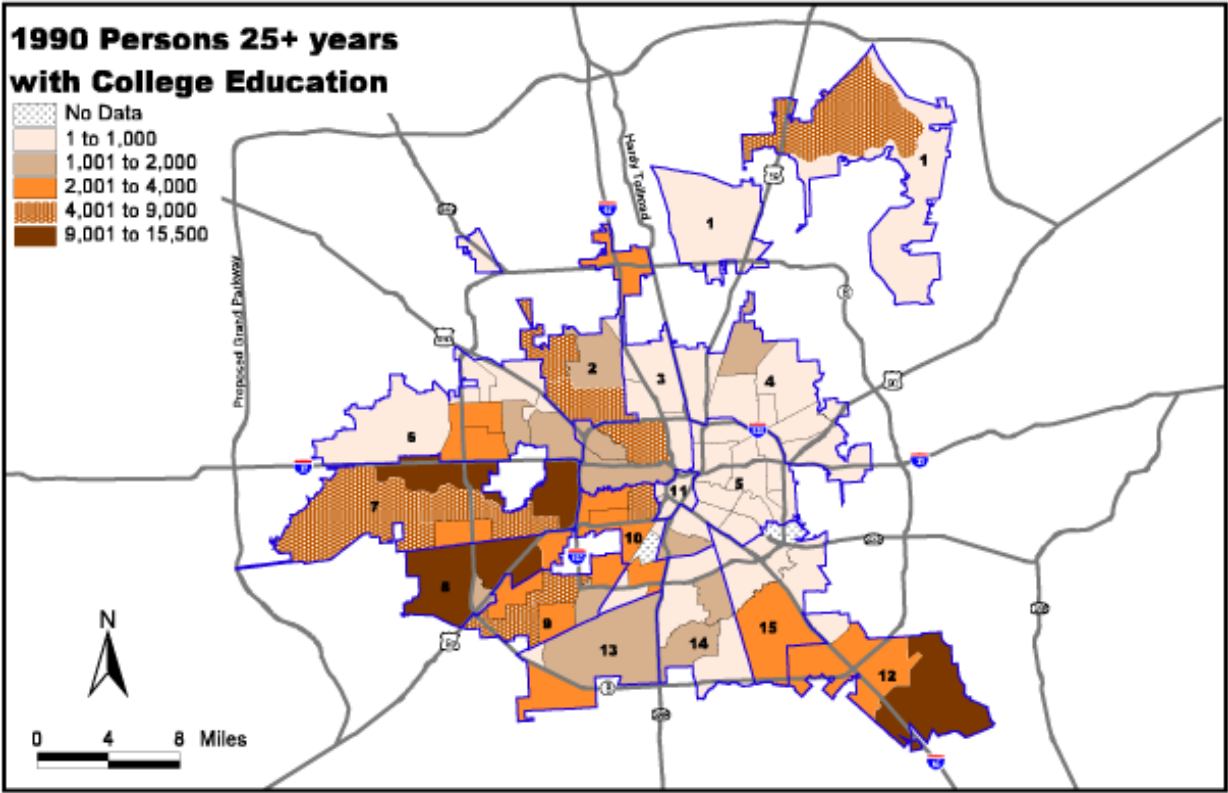
Several Super Neighborhoods saw marginal decreases in college-educated population. Almost all of them were outside Loop 610 with the exception of Greater Greenspoint and Sharpstown, which experienced the highest declines. Together, they accounted for almost 2/3<sup>rd</sup>s of the citywide decline.

**Figure 3.10.**  
**Change in Population with College Degree**



Source: U. S. Census Bureau, 1990 and 2000

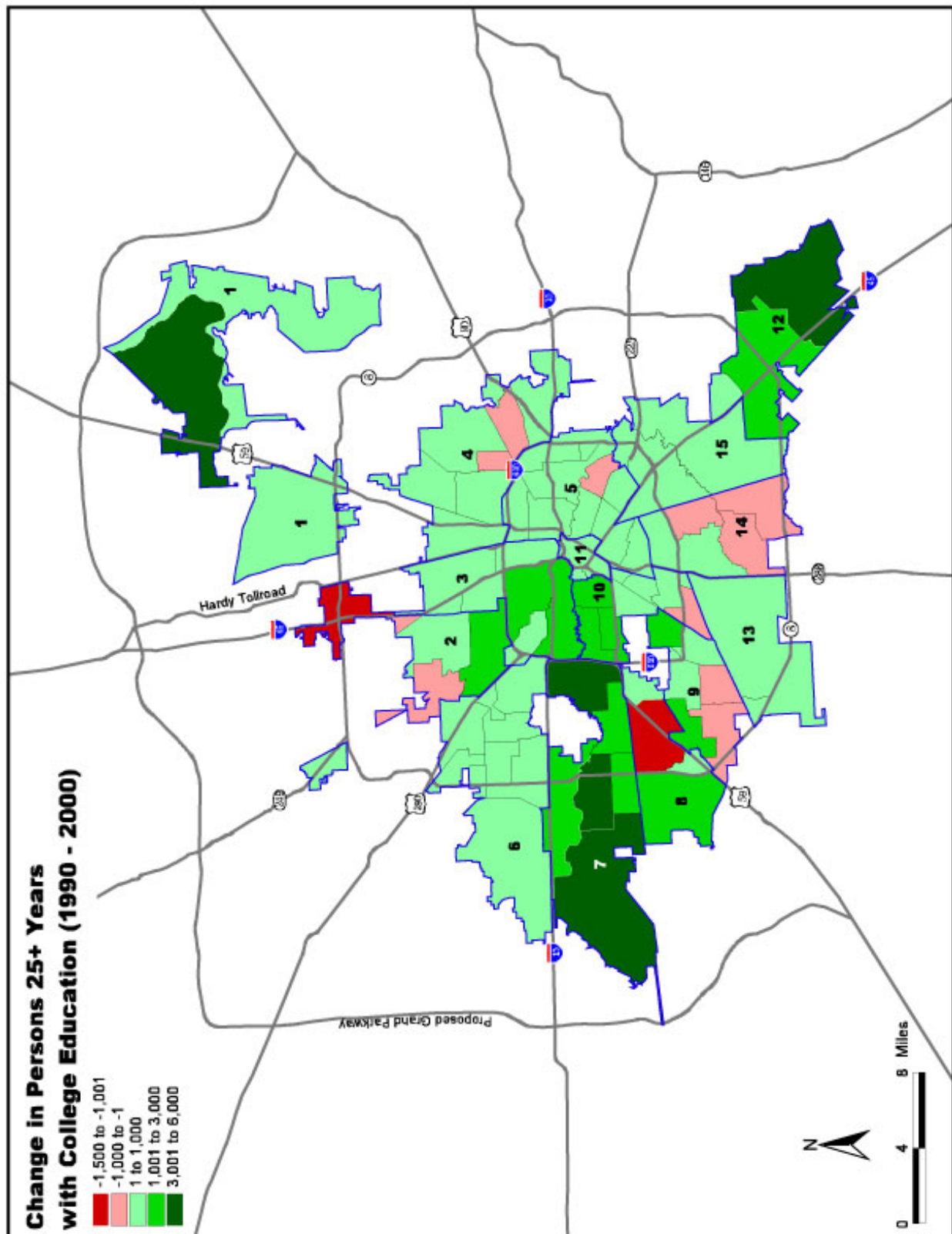
## City-wide Demographics



### Map 3.52. and Map 3.53.

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics



**Map 3.54.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics

### Graduate Degree

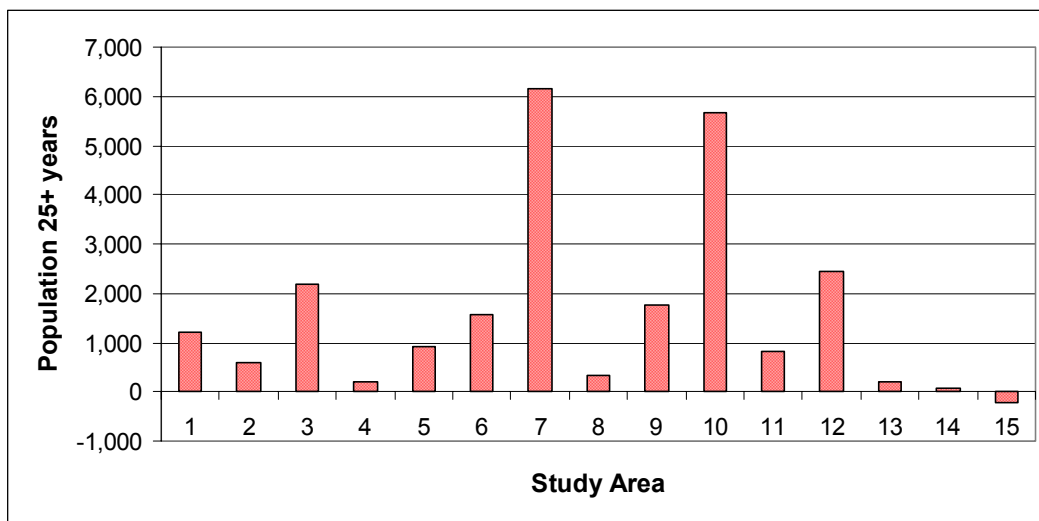
Population with graduate degree increased significantly in the last decade, with 10% of the population with graduate degrees in 2000, as compared to 9% in 1990.

Inside Loop 610, all Super Neighborhoods west of downtown gained population with graduate degrees, while most of the Super Neighborhoods east of downtown generally lost population in this category.

Citywide, almost 3/4ths of the Super Neighborhoods experienced increases in population with graduate degrees, nearly half of which occurred inside Loop 610. Most significant increases occurred in Greater Uptown, Greenway/Upper Kirby, Braeswood Place, and Clear Lake area. See also Figure 3.11 below.

Of all Super Neighborhoods, Greater Fondren S.W. accounts for almost half of the loss in population with graduate degree.

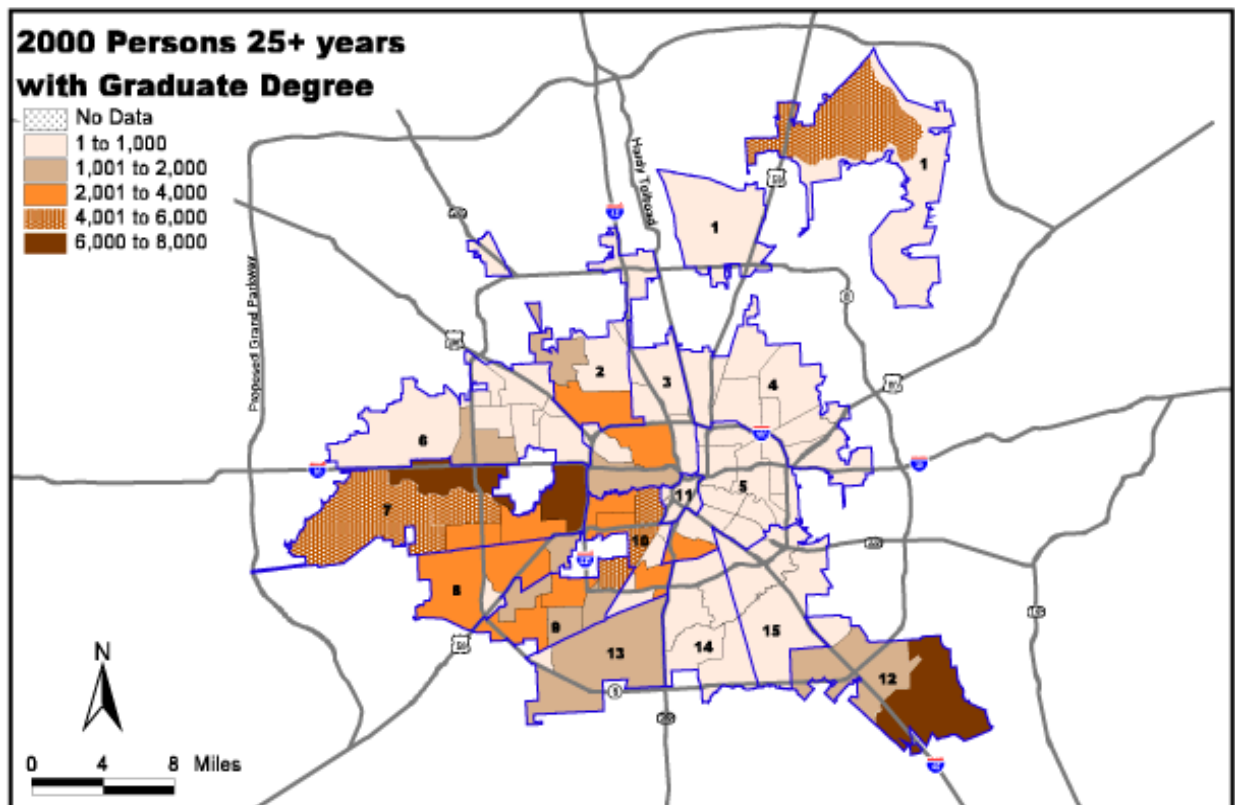
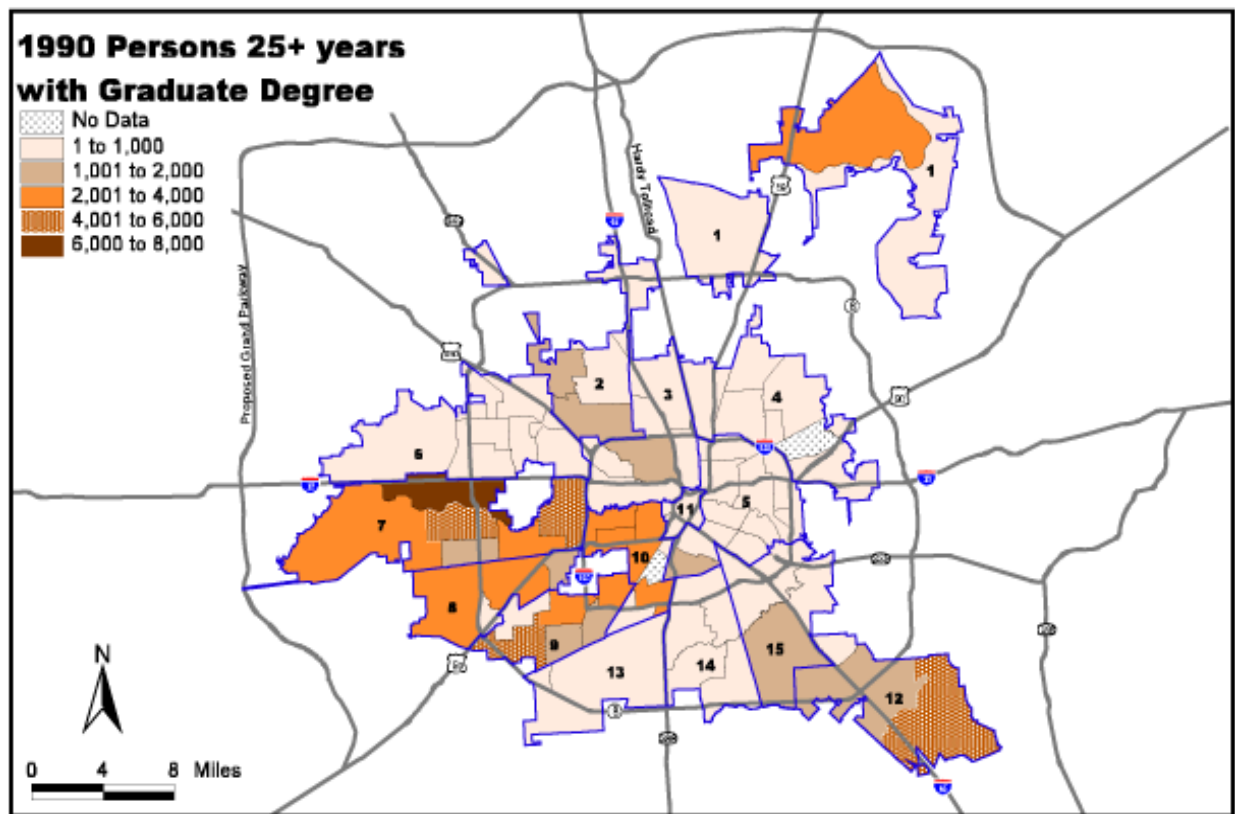
**Figure 3.11.**  
**Change in Population with Graduate Degree**



Source: U. S. Census Bureau, 1990 and 2000



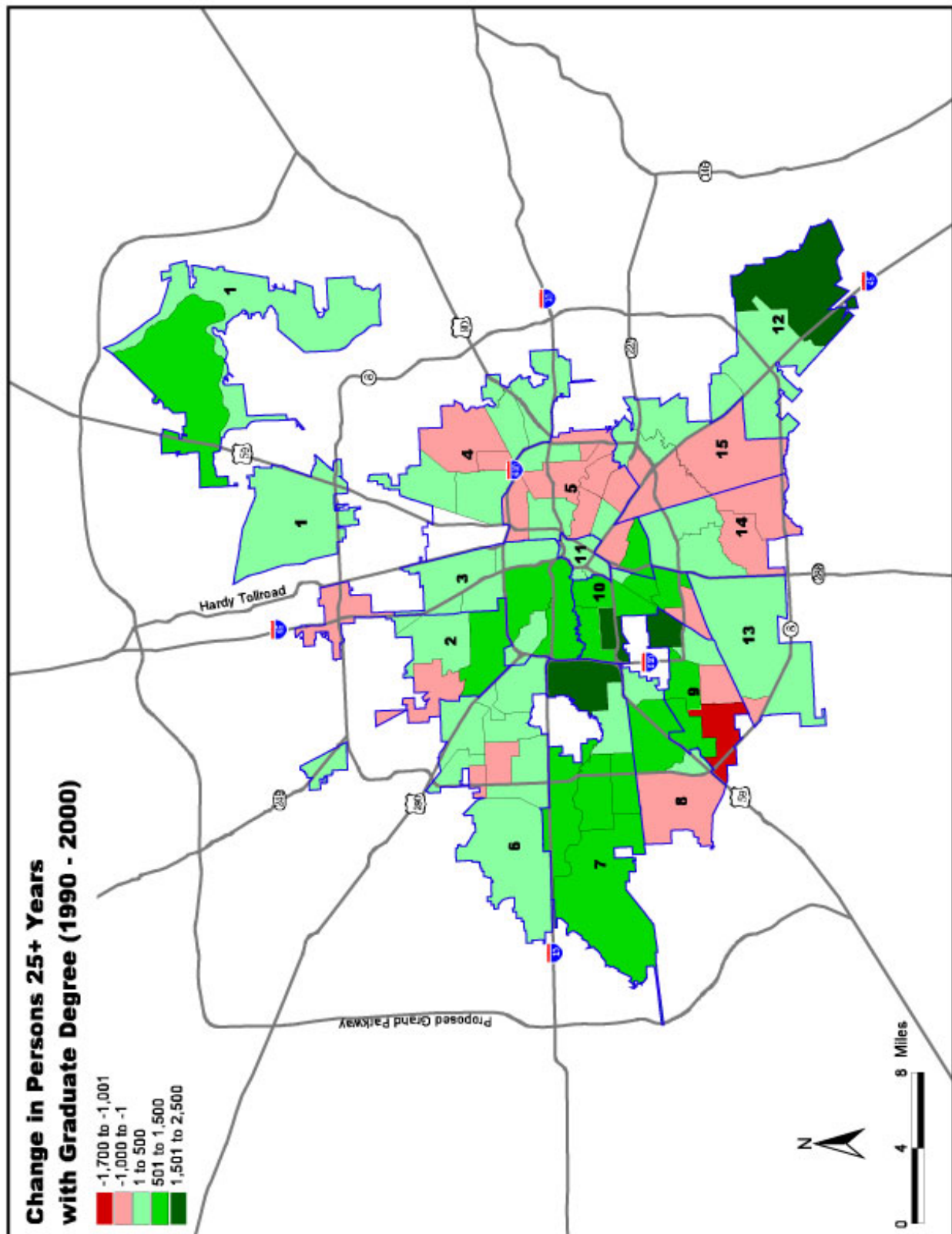
## City-wide Demographics



**Map 3.55. and Map 3.56.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics



**Map 3.57.**

Source Data: U. S. Census Bureau 1990-2000

# City-wide Demographics

## **Persons per Household**

In 2000 the number of persons per household was 2.67. Household size in Super Neighborhoods in the west central area was below City's average, while it was above City's average in the east, north and southern areas of the City.

Super Neighborhoods with large household sizes, with more than 3.5 persons per household are in the northeast and east of Downtown inside Loop 610. Small household size, less than 2 persons per household, are found in Super Neighborhoods located in the southwest side inside Loop 610.

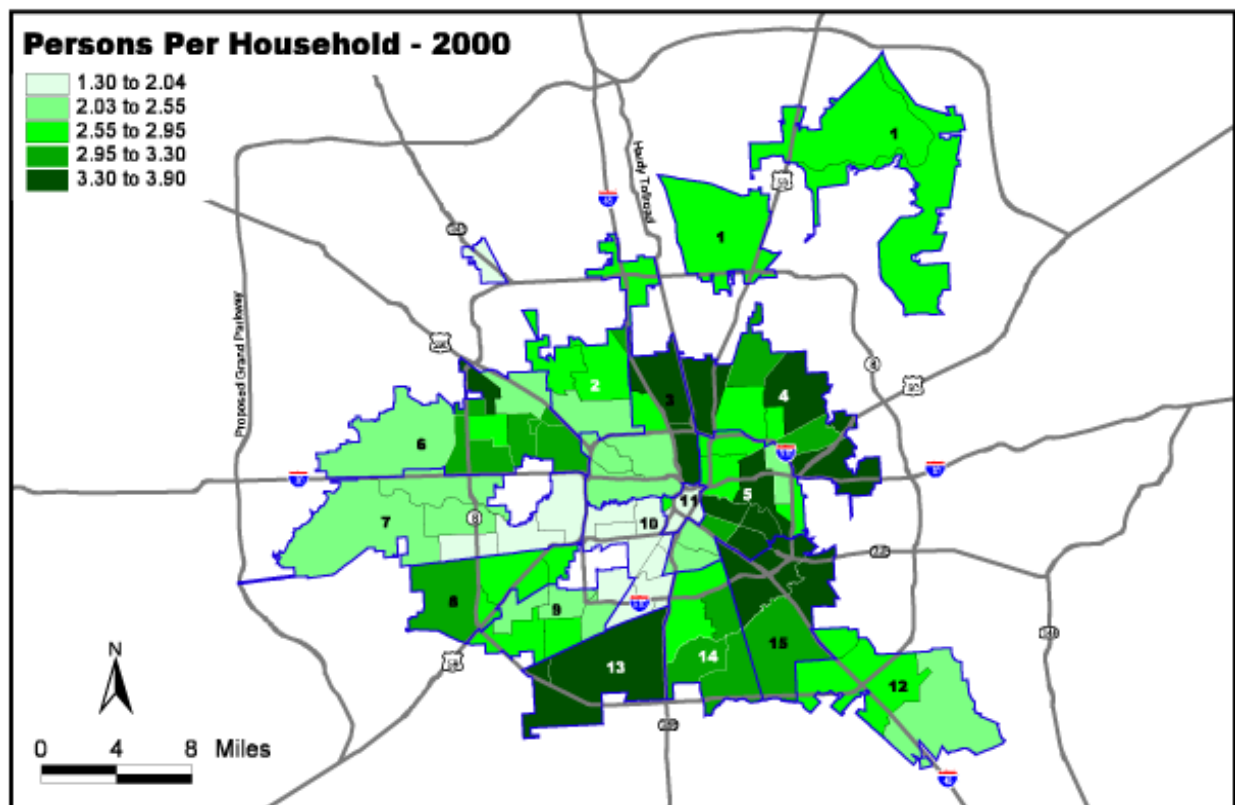
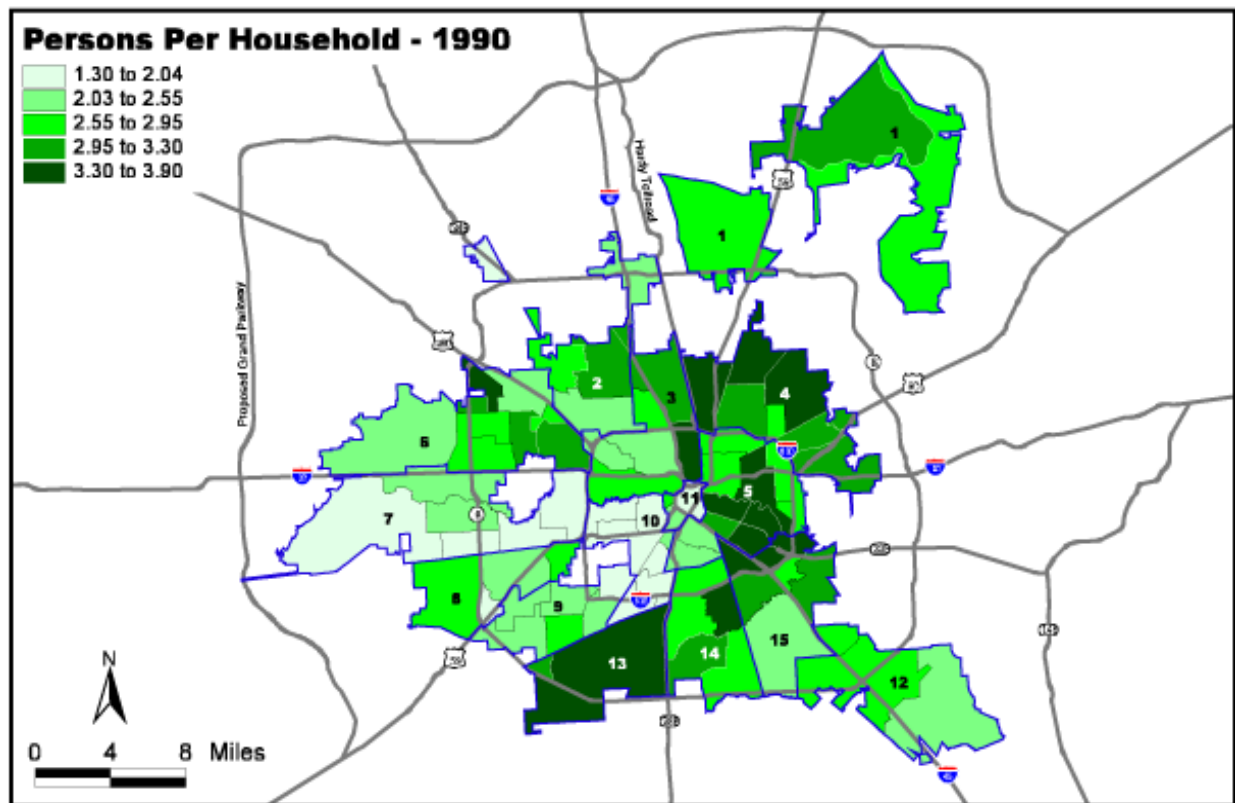
## **Major Trends**

- *Household size increased, especially in areas with strong population growth.*
- *In 2000, as in 1990, the largest households were found east of Downtown.*

Between 1990 and 2000, most of the Super Neighborhoods that experienced increases in household size, also saw strong population growth. Above average increases occurred in the southwest, southeast, northwest, and north-central areas. Westwood and Greater Greenspoint experienced the largest increases, more than 0.5 persons per household.

Super Neighborhoods inside Loop 610 generally saw a decrease in household size, with Midtown experiencing the highest decrease of 0.59 persons per household.

## City-wide Demographics

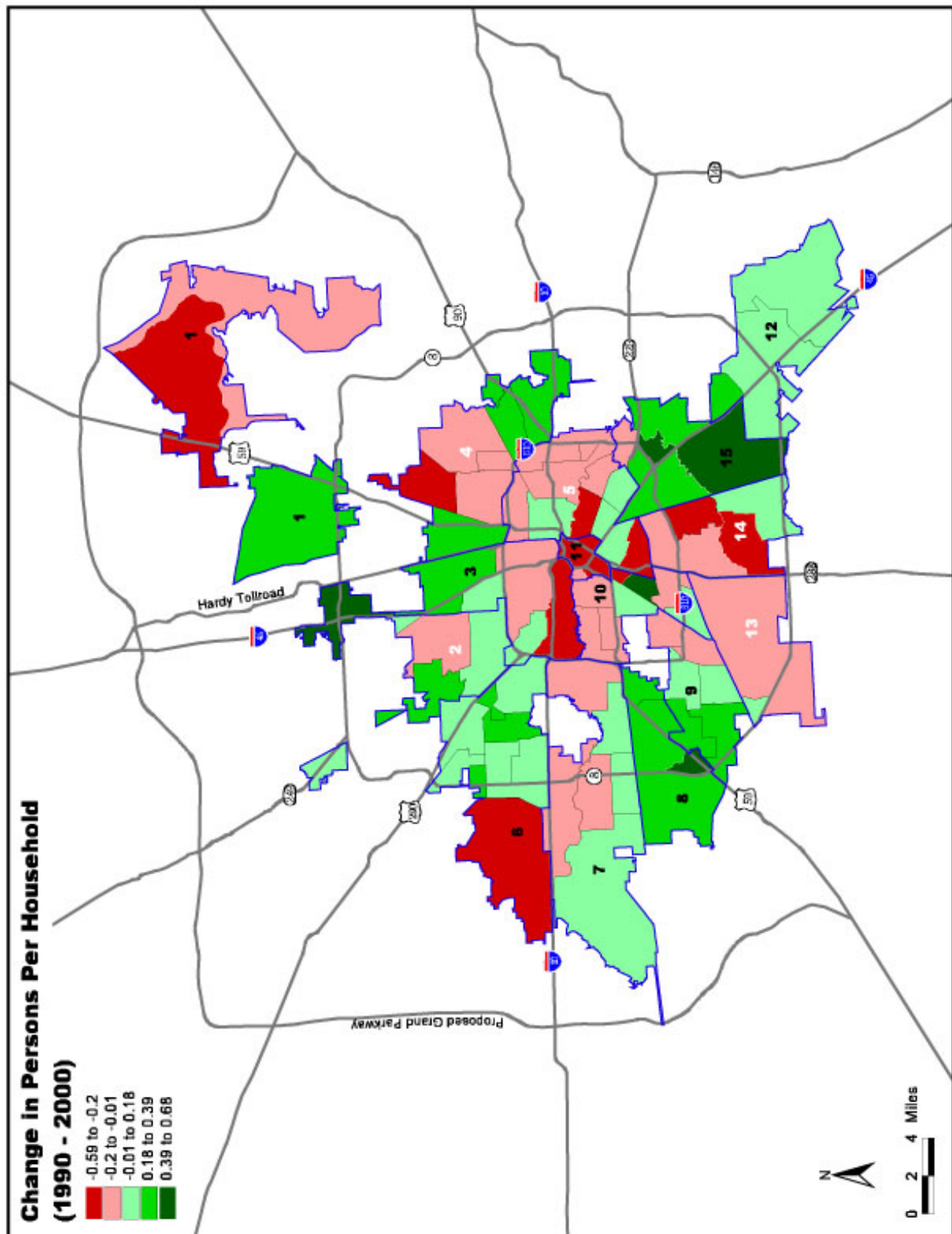


**Map 3.58. and Map 3.59.**

Source Data: U. S. Census Bureau 1990-2000



## City-wide Demographics



**Map 3.60.**

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics

### Renter-Owner/Occupied Housing

In 2000, 91.8% of the housing units were occupied in the City. Renters occupied 54.2% of all occupied housing units. These tend to be concentrated in Super Neighborhoods in an arc between northwest and southwest outside Loop 610, and around Downtown inside Loop 610. Renter-occupancy rates are highest in densely-populated areas, such as Gulfton, Greenspoint, and Downtown.

Vacancy rates are highest in Super Neighborhoods near Downtown, including Midtown, the Third and Fourth Wards, and Downtown itself, all of which have vacancy rates exceeding 16%. The last decade saw a moderate decline in vacancy rate. Citywide, only 8.2% of housing units Citywide were vacant in 2000, as compared to 15.1% in 1990.

Between 1990 and 2000, owner-occupied units experienced a substantial increase. However, home-ownership rate changed only negligibly. Homeowners accounted for 45.8% of occupied housing units in 2000 as compared to 44.6% in 1990. The highest ownership rates are found in the high-income Super Neighborhoods of Kingwood and Lake Houston, as well as the lower-income Super Neighborhoods of Hidden Valley and Carverdale. See Appendix C for further statistics about housing.

### Median Rent

In the year 2000, the City's median monthly rent was \$658. The distribution of rents above and below the City median showed a similar pattern to that of income. Super Neighborhoods west and southwest of Downtown, in the northeast, northwest and southeast corners of the City limits had average median rents above the City median (over \$750/month; \$786/month for Downtown). Seven Super Neighborhoods had average median rents above \$900: Kingwood, Clear Lake, Westbranch, River Oaks, Meyerland, Uptown, and Memorial.

More than 3/4 of the eastern half of the City had average median rents below \$600/month. Of the areas with low rents, the Super Neighborhoods with median rents below \$450 were predominately found immediately east and north of Downtown, including the Second, Third and Fifth Wards and Northside Village. Super Neighborhoods in the north-central and south-central portions of the City, such as Eastex/Jensen and Sunnyside, also exhibited median rents below \$450.

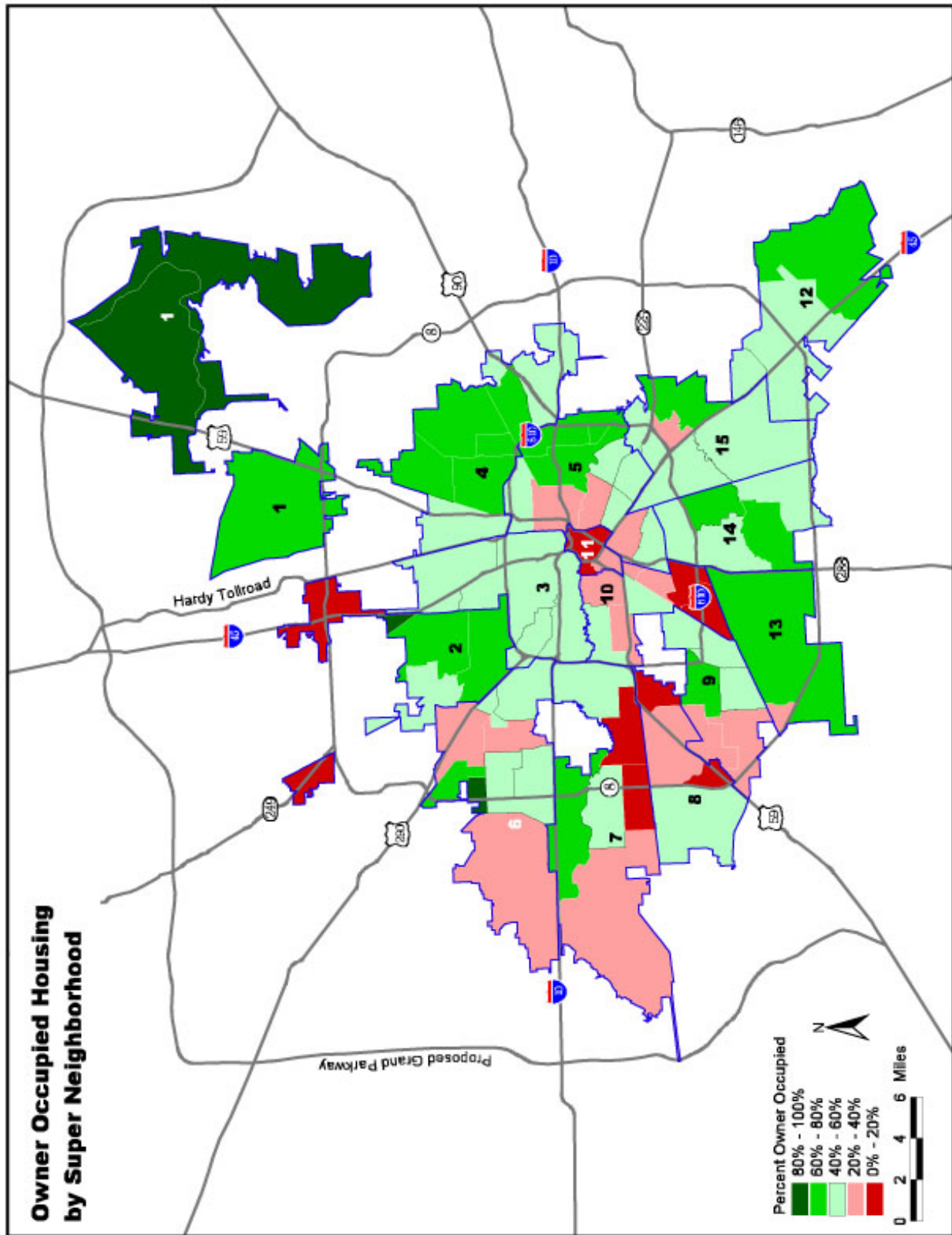
The highest average median monthly rent in the City, \$1,105, was found in Memorial on the west side; the lowest, \$238, was in Carverdale in the far northwest.

**Table 3.5.**  
**Housing Units by Tenure: 1990 and 2000**

	1990 Number	Percent	2000 Number	Percent	% Change 1990-2000
<b>Total Housing Units</b>	<b>726,938</b>		<b>782,009</b>		
<b>Occupied Units</b>	<b>617,316</b>	84.9%	<b>717,945</b>	91.8%	16.3%
<b>Owner-Occupied Units</b>	275,373	44.6%	328,741	45.8%	19.4%
<b>Renter-Occupied Units</b>	341,943	55.4%	389,204	54.2%	13.8%
<b>Vacant</b>	109,622	15.1%	64,064	8.2%	-41.6%

Source: U. S. Census Bureau, 1990 and 2000

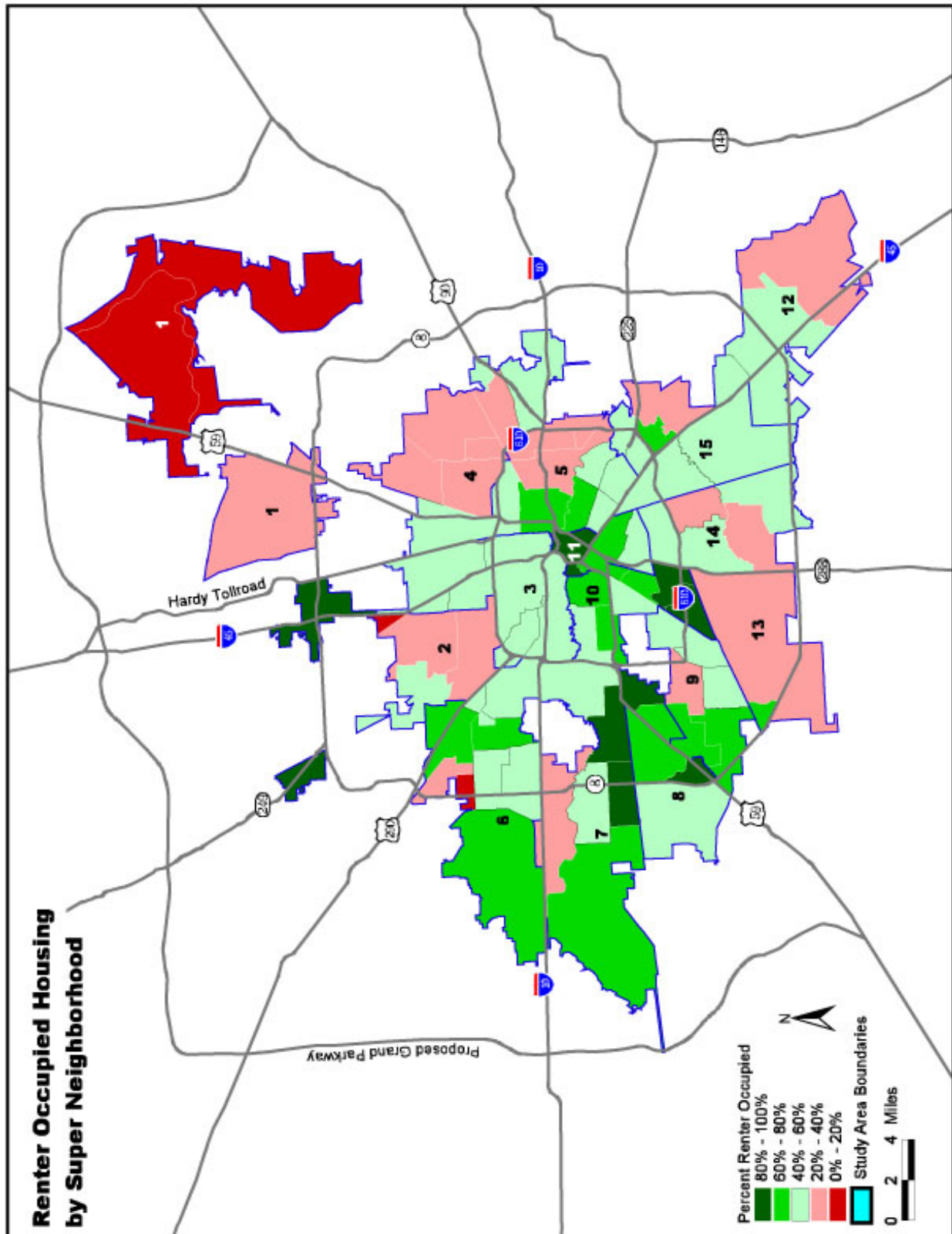
## City-wide Demographics



### Map 3.6 I.

Source Data: U. S. Census Bureau 1990-2000

## City-wide Demographics



**Map 3.62.**

Source Data: U. S. Census Bureau 1990-2000